

Appendix 3a: Sites considered suitable for development / allocation on Submission of the Pembrokeshire Coast National Park Local Development Plan

Proposed use: Housing

Tenby

377 Tenby - Brynhir

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The site forms an existing residential allocation within the Joint Unitary Development Plan, and whilst this development has yet to come forward, the site remains a suitable location for residential development. Exploring the potential for increased number of units at the site should take account of the TPOs and archaeological potential at the site. A study is required in relation to treatment works, upgrading and impact assessment. EAW consider that SuDs is necessary.
- Stage 3** This site is within walking distance of a good range of services at Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.
- Stage 5** Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. The Appropriate Assessment concluded no adverse effect on site integrity.

Estimated number of housing units	168	Area (hectares)	6.35
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625 North of Tenby Cemetery (allocated as part of site 377)

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** This site can form an extension to the Bryn Hir development site, provided TPO trees are unaffected. It may be best suited, because of limited access opportunities to provide open space. This however is a matter of detail. The overall number of units at Bryn Hir is however, unaffected. Further consultation will also be required to establish the suitability of the site at Deposit stage.
- Stage 3** See assessment of site 377

Proposed use: Housing

Stage 4 See assessment of site 377

Stage 5 See site 377.

Estimated number of housing units	0	Area (hectares)	0
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723 **former cottage Hospital Site, Tenby**

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site sits within a predominantly residential area. A replacement hospital has been provided at Butts Field and this site is no longer required for that purpose. The character of the surrounding area would suggest that residential development is an appropriate re-use of the site, although it may be that this site is required to form an access point for the rectory car park site. Contamination at the site is also a consideration as is the potential for archaeological remains.

Stage 3 This site is within walking distance of a good range of services within Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	10	Area (hectares)	0.174
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724 **Rectory Car Park, Tenby**

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Redevelopment of this site has the potential to enhance this area of Tenby by providing an extension of the strong architecture along the Esplanade. The car park is not well located to serve the needs of traffic entering Tenby, and whilst residents parking will be required as part of the redevelopment, part of the site can be retained for reduced visitor parking, and consideration of a wider parking and traffic management study. An archaeological assessment may also be required. The form of development however will be sympathetic to the Esplanade, and can obtain a higher density than the site area

Proposed use: Housing

suggests. Also demand for affordable housing in this area is greatest for 1 and 2 bed units. The figure presented remains an estimate however and will depend upon the suitability of detailed proposals and further consultations.

- Stage 3** This site is within walking distance of a good range of services at Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.
- Stage 5** Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	50	Area (hectares)	0.944
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727 **West of Narberth Road, Tenby**

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The site is well contained within the wider landscape. However there may be difficulties accessing the site and this will require further investigation.
- Stage 3** The site is within Tenby which offers a good range of services and facilities. The site is within a reasonable distance of a bus stop for the town service. This will help to reduce the need to travel by car. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The site has been highlighted by the Countryside Council for Wales as being included on the Phase 1 vegetation maps. Further investigation is required to assess the contribution that the site makes to biodiversity. It has been included as being appropriate for development pending further investigation.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small

Proposed use: Housing

in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	25	Area (hectares)	1.14
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752 Butts Field Car park, Tenby

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The car park at the site is well contained and development of an appropriate scale could be located at the existing car park with little impact. The wooded areas do not form part of the development potential here. Appropriate access must be achieved along with an appropriate role for public car parking which the Highway Authority confirm must be retained, mirroring concerns of the Building Conservation Officer.

Stage 3 Development of this site will be restricted to the area of the existing car park to ensure that biodiversity is maintained and habitat not lost. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	80	Area (hectares)	0.94
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760 Reservoir Site, Tenby

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is well contained and there is potential for part of the site to come forward for development, provided it retains a role as a green corridor for this area. The potential

Proposed use: Housing

access opportunities to this site rely on the development of Butts Field to the south. This site is more likely to come forward during the later stages of the plan. Environment Agency Wales also identify possible surface water problems at the site. Dyfed Archaeology indicate using a desk study that there may be archaeological remains at the site.

Stage 3 The biodiversity value of the site should be fully taken into account, and only part should be developed. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Tenby's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years. Given the scale of the existing settlement this level of growth could be absorbed without detriment. To assist with this absorption Brynhir has been phased – see Table 8 Deposit Plan. Infrastructural costs will need to be taken into account. Other sites are either small in number or would be difficult to phase, for example Butts Field car park. There is an over provision when the 2003 based projection figures are used for comparison (521 = household growth between 2001 and 2021 versus 697 provision plus completions since 2001). Given the difficulties in finding suitable sites in Saundersfoot this should help compensate.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	12	Area (hectares)	0.33
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890 Kinloch Hotel, adj car park and site of former Hospital, Tenby (allocated as part of site 724)	Brownfield/PDL
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Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Redevelopment of this site has the potential to enhance this area of Tenby by providing an extension of the strong architecture along the Esplanade. The car park is not well located to serve the needs of traffic entering Tenby, and whilst residents parking will be required as part of the redevelopment, part of the site can also be retained for reduced visitor parking. The redevelopment of the hotel would not be supported without evidence for its non viability. Figures for housing are already counted under Site Reference 724

Stage 3 See assessment of site 724

Stage 4 See assessment of site 724.

Stage 5 See site 724.

Estimated number of housing units	0	Area (hectares)	0
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Total on housing sites for Tenby	345	housing units on	9.879	hectares
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Total on housing sites for local service and tourism centres	345	housing units on	9.879	hectares
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Proposed use: Housing

Crymych

750 Depot Site, Crymych

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** Should the County Council cease to require the site as a depot then it would be appropriate to develop it for residential use as it is well contained and is a brownfield site. Any contamination would need to be addressed. Development to the south of the Depot site would be inappropriate and improved planting to the south of the site and the adjacent housing estate should be agreed as part of the development of this site to assimilate the existing hard urban edge. Under normal circumstances it would be reasonable for this site to accommodate up to 11 units. There is greatest demand for one and two-bedroom affordable housing in the Crymych area, however and if smaller units are accommodated on this site the number of units could be increased to 15.
- Stage 3** This is a brownfield site which offers an opportunity for development which will enhance this edge of Crymych and reduce contamination within the site. The site is within walking distance of a good range of facilities in Crymych. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. Crymych has the potential to grow substantially (please see allocations outside the National Park in the Joint Unitary Development Plan). This is concentrated on a single site for 80 units outside the National Park. Phasing is proposed for the site outside the Park. This should assist with integrating the level of development proposed in the village.
- Stage 5** Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	15	Area (hectares)	0.372
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Total on housing sites for Crymych	15	housing units on	0.372	hectares
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Newport

220 Caravan Park off Parrog Road, Newport

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** A portion of this site would be suitable for development as it would be immediately adjacent to existing housing. The strong network of mature hedgebanks and trees provides visual containment and a well-integrated setting.
- Stage 3** Provides housing in a settlement which reduces the need to travel by car. It uses land already in use as a caravan park. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet

Proposed use: Housing

the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	10	Area (hectares)	0.57
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609 **East of Maes Curig, Newport**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is situated in the centre of Newport. It is well screened from the surrounding residential development and its development would not be harmful to the special qualities of the National Park.

Stage 3 The site is within a settlement which reduces the need to travel by car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	5	Area (hectares)	0.116
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771 **Enclosure 105, Parrog Road, Newport**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The land is visually separate from the adjoining coastal slopes to the north by virtue of it being enclosed and due to its use for grazing and storage. There is potential to enhance the coastal character of the town with appropriately sited and designed development of up to 3 dwellings with additional landscaping to help to assimilate the development into its surroundings.

Stage 3 The site is within walking distance of the range of facilities and services within Newport. The town is on a bus route with regular services to Fishguard and Cardigan which will provide a realistic alternative to the car. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local

Proposed use: Housing

communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	3	Area (hectares)	0.103
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824 **South of Drwsynant, Feidr Eglwys, Newport**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is at the edge of the town, but is well-screened and with additional planting it can help to enhance the setting of the town.

Stage 3 The site is within walking distance of the facilities and services within Newport. The town is on a bus route with regular services to Fishguard and Cardigan which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	4	Area (hectares)	0.301
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825 **North of Feidr Eglwys, Newport**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is at the edge of the town, but is well-screened and with additional planting it can help to enhance the setting of the town.

Stage 3 The site is within walking distance of the facilities and services within Newport. The town is on a bus route with regular services to Fishguard and Cardigan which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet

Proposed use: Housing

the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
Newport's opportunities for growth have become increasingly limited and the completion rates have reduced over recent years.
The sites proposed are small in scale and will be easily absorbed.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	12	Area (hectares)	0.821
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Total on housing sites for Newport	34	housing units on	1.91	hectares
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St David's

385 **St Davids - North of Twr-y-Felin**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is allocated for 25 units in Joint Unitary Development Plan for Pembrokeshire and as at 31 March 2007 there were permissions for 13 units covering 12 of the allocated plots, therefore there is space for 13 units remaining in the allocation without permission.

Stage 3 The site is within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir road infrastructure costs may temper the Authority's ability to do this.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	13	Area (hectares)	0.919
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737 **St Davids West Glasfryn Road, St Davids**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This is a well contained site at the edge of St Davids with business development further to the east. The scheme will require a sensitive approach to landscaping in particular

Proposed use: Housing

along its southern boundary.

Stage 3 The site is within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir road infrastructure costs may temper the Authority's ability to do this.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	90	Area (hectares)	3.8
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789 **Adj Ysgol Bro Dewi, Nun St, St Davids**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is contained within the built area of the City. A sensitively designed development with additional landscaping along the western boundaries could be accommodated here without damaging the special qualities of the National Park.

Stage 3 The site is contained within the built area of St Davids and the site is within walking distance of the good range of facilities and services within the City. There is a regular bus service to Haverfordwest and Fishguard which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The rate of development proposed is different than has been experienced historically. The City is capable of absorbing additional development. Development is however concentrated in one area around Glasfryn Lane and opportunities for phasing should be explored. As with Brynhir road infrastructure costs may temper the Authority's ability to do this.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	10	Area (hectares)	0.557
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Total on housing sites for St David's	113	housing units on	5.276	hectares
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Total on housing sites for local centres	162	housing units on	7.559	hectares
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Proposed use: Housing

Broad Haven

565 Plot at Enfield Road, Broad Haven

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This is an infill plot within settlement of Broad Haven.

Stage 3 The site is within a centre and residents need not be wholly dependent on a car to access services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
Broad Haven has historically grown at a disproportionate rate. This level of development could be absorbed without detriment to the village.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	2	Area (hectares)	0.038
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703 Adjacent to Sandyke Lane, Broad Haven

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is contained between existing dwellings and is well-contained and centrally located within Broad Haven. In normal circumstances it would be reasonable to develop up to 2 properties on this site. However the demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased to up to 3 one and two-bed units. Further consideration of the suitability of this site will be needed following the outcome of the Authority's Open Space Assessment which will inform the Deposit Plan.

Stage 3 The site is wholly contained within an existing centre and is within walking distance of the facilities and services in that village. There is also a regular bus service to Haverfordwest which reduces the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be

Proposed use: Housing

achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Broad Haven has historically grown at a disproportionate rate. This level of development could be absorbed without detriment to the village.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	3	Area (hectares)	0.092
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734 **South of Driftwood Close, Broad Haven**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 There is opportunity for residential development between the edge of Broad Haven and the occasional buildings on higher ground which will also provide an opportunity to assimilate the edge of Broad Haven into the landscape.

Stage 3 The site is within a centre and residents need not be wholly dependent on a car to access services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
Broad Haven has historically grown at a disproportionate rate. This level of development could be absorbed without detriment to the village.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	8	Area (hectares)	0.664
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778 **Land adj to Hafod, Walton Rd, Broad Haven (allocated as part of site 734)**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The northern portion of this site defined by site reference 734 only is appropriate for further development. See assessment of site 734 for details of unit numbers and densities.

Stage 3 See assessment of site 734.

Stage 4 See assessment of site 734.

Proposed use: Housing**Stage 5** See site 734.**Estimated number of housing units** 0 **Area (hectares)** 0**Total on housing sites for Broad Haven** 13 **housing units on** 0.795 **hectares****Dale****382 Castle Way, Dale**

Greenfield

Commentary**Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.**Stage 2** Land within Dale which has been considered suitable for residential development for some 15 years.**Stage 3** With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.**Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.**Stage 5** Given the size of the allocation it is unlikely that there will be any significant effects arising as a result of this allocation.**Estimated number of housing units** 12 **Area (hectares)** 0.554**758 Dale School**

Brownfield/PDL

Commentary**Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.**Stage 2** The school buildings are well screened and the area of the school buildings is suitable for redevelopment. There is restricted vehicular access to the site and the Highway Authority has advised that only a single dwelling would be appropriate due to this constraint. Access difficulties, lack of on site parking and the inability to provide access to the building to meet the Disability Discrimination Act requirements mean that the building is not suitable for community/public uses.**Stage 3** With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due

Proposed use: Housing

to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	1	Area (hectares)	0.532
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Total on housing sites for Dale	13	housing units on	1.086	hectares
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Dinas Cross

387 **Dinas Cross - Opposite Bay View Terrace**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is within Dinas Cross and has excellent potential for residential development that would harmonise with the surrounding buildings in this part of the village.

Stage 3 The site is within walking distance to the limited range of services in Dinas but on a regular bus route to Fishguard and Cardigan. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The site has been identified as being part of a suite of semi-natural and semi-improved habitats, which makes a contribution to biodiversity within the settlement boundaries. The site was assessed during the summer of 2008 to examine its contribution to biodiversity. The assessment concluded that there would be some loss of habitat, but on balance it was considered that the site remains suitable for development.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 Given the size of the allocation and location it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	12	Area (hectares)	0.252
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762 **Bryn-y-Wawr, Dinas Cross**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This land well contained and would not extend the built area into the countryside.

Proposed use: Housing

Stage 3 The site is within walking distance to the limited range of services in Dinas but on a regular bus route to Fishguard and Cardigan. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	2	Area (hectares)	0.054
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Total on housing sites for Dinas Cross	14	housing units on	0.306 hectares
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Felindre Farchog

412 r/o Salutation Inn, Felindre Farchog

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is well defined and would constitute a rounding off of development in this location. The site is well screened by existing development to the south and east and by the natural steeply sloping landscape to the north.

Stage 3 The site is located in a village with limited services and facilities and no bus service. The size of the development proposed is highly unlikely to create sufficient demand to improve bus services. Occupancy should be restricted to identified need for affordable housing within the community rather than catering for general housing needs else this site would not accord with sufficient of the sustainability criteria. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	2	Area (hectares)	0.205
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Total on housing sites for Felindre Farchog	2	housing units on	0.205 hectares
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Proposed use: Housing**Herbrandston****578 Rear of Rook Cottage, Herbrandston**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 May be suitable for one or two plots if not considered to be backland development.

Stage 3 With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units 2 **Area (hectares)** 0.104

732 East of Herbrandston Hall, Herbrandston

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This is a well screened site at the edge of Herbrandston.

Stage 3 With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units 12 **Area (hectares)** 0.38

Proposed use: Housing**Total on housing sites for
Herbrandston****14 housing units on 0.484 hectares****Jameston****436 North of Landway Farm, Jameston****Greenfield****Commentary**

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Site is well enclosed by existing development, and is not visually prominent within the wider landscape. The number of units anticipated that this site has been reduced to 7 to be consistent with planning applications at this site. Archaeology at this site may be a consideration and any impact upon archaeological remains will require appropriate mitigation.

Stage 3 This site may help to improve public transport services, and will help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
New provision is concentrated on a single site in Jameston for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units 7 **Area (hectares)** 0.324

730 Opposite Bush Terrace, Jameston**Greenfield****Commentary**

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Whilst the site would extend Jameston into the countryside, it is generally well contained within local and distant views, and would not be visually prominent. Planting to the south of the site would assist this. A flood consequences assessment may be required for this site. There may also be archaeological remains and further investigation may be required. Dyfed Archaeology have provided an ASIDOHL (Assessment of the Significance of the Impact of Development on Historic Landscape Areas of Landscapes of Historic Interest in Wales) indicates that the development will have a moderate impact on the historic landscape, and recommends measures to mitigate visual impact which can be accommodated. The proposed density at the site should reflect the need for housing and the affordable housing requirement for 1 and 2 bed units generally, and the

Proposed use: Housing

need to reflect and respect regional buildings at Jameston. As a consequence the site has been enlarged to extend into the area indicated for future growth so as to accommodate the same number of units at a lower density to support the recommendations of the ASIDHOL. The site is likely to be of a higher grade of agricultural land, however, it is considered that there is an overriding need for the development and other lower grade land cannot be used as an alternative since it has landscape, historic and biodiversity value.

Stage 3 Development of this site may help to improve public transport to Jameston, and will support local facilities as this site is within walking distance of services within Jameston. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. New provision is concentrated on this site for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	35	Area (hectares)	1.69
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821 **Green Grove, Jameston**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Development at this site would be well related to existing development. The acceptable relocation of the agricultural shed would however be a determining factor in the acceptability of any development at this site. Satisfactory highway visibility will need to be achieved, and is a limiting factor in terms of the numbers of dwellings the site can support. Dyfed Archaeology have provided an ASIDHOL (Assessment of the Significance of the Impact of Development on Historic Landscape Areas of Landscapes of Historic Interest in Wales) indicates that the development will have a moderate impact on the historic landscape, and recommends measures to mitigate visual impact which can be accommodated through planting and architectural design.

Stage 3 Development of this site may help Jameston to achieve improved public transport and help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be

Proposed use: Housing

achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

New provision is concentrated on a single site in Jameston for 35 units. A phasing constraint has been introduced to aid absorption and to ensure continuity of supply – see Table 8 Deposit Plan.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	5	Area (hectares)	0.358
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Total on housing sites for Jameston	47	housing units on	2.371	hectares
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Lawrenny

559 **Adjacent Home Farm, Lawrenny**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Sits within built area of Lawrenny and would not have a detrimental landscape impact. Would require retention of a soft landscape edge to the north, where the land slopes gently away beyond the site. A comprehensive approach to this area would be required to achieve suitable relocation of the existing farm buildings. There may be archaeological remains at this site, which should be retained where possible or investigation, recording and analysis of all threatened remains. This will need further consideration. The density of development, and the number of units this site can provide has been amended to take account of the need for affordable housing. Highways access may need further consideration.

Stage 3 There are currently no realistic alternatives to car travel to access all but the limited services available in Lawrenny. The development of this site may help to support improvements to public transport provision and local facilities. The suitable relocation of existing buildings at the site is key to the potential for this site to be developed. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. This will lead to a substantial increase in the size of the village, although, physically the site is well contained within the village. Both the impacts of the development itself and the displaced farm buildings need to be considered carefully. Phasing is essential to ensure absorption and continuity of supply – see Table 8 of the Deposit Plan.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. The Appropriate Assessment concluded no adverse effect on site integrity.

Proposed use: Housing

Estimated number of housing units	30	Area (hectares)	1.066
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Total on housing sites for Lawrenny	30	housing units on	1.066 hectares
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Manorbier Station**848 Field opp Manorbier VC School, Manorbier Station**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is well located in relation to the existing development at this Centre. Retention of as many as possible of the existing trees will ensure that it assimilates well with the surrounding development and ecological connectivity is retained. The number of units identified may therefore change.

Stage 3 Development of this site may help this centre to achieve improved public transport and help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The retention of trees and ecological connectivity will be essential to the successful development of this site.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
This area has been chosen for development as somewhat of a 'new centre' that hasn't previously been highlighted in Plans. The area has a range of facilities but little housing and therefore this will lead to a substantive increase in number of households in the locality. Both sites proposed in Manorbier Station will need to be phased – see provisions set out in Table 8 Deposit Plan.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	19	Area (hectares)	0.642
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Total on housing sites for Manorbier Station	19	housing units on	0.642 hectares
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Marloes**564 Rear of Red Rails, Marloes**

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site would be suitable for redevelopment. It is within the built up area of Marloes and is contained within the built area of the village.

Proposed use: Housing

Stage 3 With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	3	Area (hectares)	0.105
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907 **Part of former Cricket Ground, Marloes**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 There is scope to provide a site for development within the field without harm to the special qualities of the National Park and the biodiversity interests within the wider field.

Stage 3 There is opportunity to provide affordable housing at this location at the edge of the settlement. Biodiversity interests can be enhanced through careful design and location of units and provision of sustainable drainage adjacent to the site. This site is within walking distance of a limited range of facilities and housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to a named Centre in the Strategy. A use is proposed which is considered appropriate i.e an exceptional land release for affordable housing.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	8	Area (hectares)	0.317
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Total on housing sites for Marloes	11	housing units on	0.422	hectares
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New Hedges

813 **Rear of Cross Park, New Hedges**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site at the edge of New Hedges is relatively well related to existing development, and provided suitable access could be achieved, and green buffers are included, development of part of the site would not have significant adverse impact on the character and special qualities of this area. Part of the site is considered to be able to

Proposed use: Housing

come forward. The number of units identified reflects this, but can only be considered as an estimate.

Stage 3 The site is within walking distance of facilities at New Hedges and has frequent bus services to Tenby where a full range of services is available.
Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The potential for habitat creation as part of the planning process which would make a contribution to biodiversity.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
A sizeable proposal of 30 units will need to be phased – see Table 8 Deposit Plan.

Stage 5 Given the level of development proposed it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	30	Area (hectares)	1.42
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Total on housing sites for New Hedges	30	housing units on	1.42	hectares
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Solva

384 **Solva - Adjacent to Bro Dawel**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site has been allocated for residential development in the Local Plan and Joint Unitary Development Plan and continues to be considered acceptable for development. The County Council committed to Solva Community Council in January 2000 that it would not allow the site to be developed without arrangements being in place for the provision of recreational facilities referred to in adopted Design Brief at the time. The County Council also committed to the relocation of the existing football pitch. The County Council could not give an undertaking that the County Council would provide the facilities or the re-location itself.

Stage 3 The site is within walking distance of a good range of facilities in Solva and on a regular bus route to St Davids and Haverfordwest. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Proposed use: Housing

The overall increase in development is not a high percentage.

Stage 5 There is the potential for a very small increase in recreation at Natura 2000 sites, however, there is unlikely to be any significant effects.

Estimated number of housing units	18	Area (hectares)	1.648
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597 **Land to the rear of Bro Dawel Estate, Solva**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is at the edge of the settlement of Solva but has well-defined limits. Development here would be screened by existing housing and the well wooded grounds of Llanunwas. From the west it would be seen against the background of the housing estate at Bro Dawel. Any development should be limited to single or one and half storey in order to minimise its visual impact.

Stage 3 The site is within walking distance of a good range of facilities in Solva and on a regular bus route to St Davids and Haverfordwest. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. The overall increase in development is not a high percentage.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	2	Area (hectares)	0.07
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792 **Bank House, Whitchurch Lane, Solva**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is contained within the built area of Solva. This site has previously been suggested for housing development but has been restricted by a covenant on the land. The covenant is not absolute and allows for development with the agreement of surrounding landowners.

Stage 3 Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The site is within walking distance of a limited range of facilities and services within Solva but has a regular bus service to St Davids and Haverfordwest where a full range of facilities and services are available. The site is

Proposed use: Housing

contained within the settlement which reduces the impact of development within the landscape.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

The overall increase in development is not a high percentage.

Stage 5 There are unlikely to be any significant effects on Natura 2000 sites.

Estimated number of housing units	12	Area (hectares)	0.61
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Total on housing sites for Solva	32	housing units on	2.328	hectares
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St Ishmael's

381 **St Ishmaels - Land North of Burgage Green Close**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site has been allocated for residential development in the Local Plan and Joint Unitary Development Plan for Pembrokeshire. There is planning permission for 5 units some of which have been completed. This assessment is for the remaining site. Development here will adversely affect the special qualities of the National Park. Development of this site is however committed through planning permission and an allocation in the Joint Unitary Development Plan.

Stage 3 With the potential for the development of a significant number of units in Herbrandston, St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Development in St Ishmaels is concentrated on a single site of 46 dwellings and this has been phased – Table 8.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	3	Area (hectares)	0.386
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Total on housing sites for St Ishmael's	3	housing units on	0.386	hectares
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Summerhill

Proposed use: Housing**588 Land off Summerhill Park, Summerhill****Greenfield****Commentary**

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** Site is well related to existing development, lying within the built up area of Summerhill and effectively presenting an infill opportunity. Whilst the majority of properties at this location are large and detached, the site could successfully accommodate 2 units, provided each could be served by separate access, which is likely to require minor improvement.
- Stage 3** Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
- Stage 5** The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	2	Area (hectares)	0.104
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Total on housing sites for Summerhill	2	housing units on	0.104	hectares
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Trefin**605 Adjacent to the sports ground, Trefin****Greenfield****Commentary**

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The land is within the built area of Trefin and suitable for development in principle. Concerns have been raised by Cambria Archaeology relating to archaeological remains, however that require further investigation. These remains are potentially of national importance and could prevent the development of part or all of the site.
- Stage 3** The site is within walking distance to the limited range of services in Trefin but on a regular bus route to Fishguard and St Davids. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A

Proposed use: Housing

greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

This supply for Trefin includes a development for 15 dwellings and some phasing constraint should aid absorption of the development into the village – see Table 8 Phasing.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	3	Area (hectares)	0.116
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738 **North of Heol Crwys, Trefin**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is contained on 3 sides by existing development. Careful design can result in development which is well screened and not visually intrusive.

Stage 3 The site is within walking distance to the limited range of services in Trefin but on a regular bus route to Fishguard and St Davids. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
Some phasing of this site should aid absorption of the development into the village – see Table 8 Phasing.

Stage 5 Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	15	Area (hectares)	0.61
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739 **North of North End, Trefin**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is well screened and could be developed without causing visual intrusion. The northern part of this site is common land. The Authority was notified of this by the National Trust during the consultation on the Preferred Strategy in 2008. The site area has been amended to show which part is no longer acceptable for development.

Stage 3 The site is within walking distance to the limited range of services in Trefin but on a regular bus route to Fishguard and St Davids. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design

Proposed use: Housing

policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
This supply includes a development for 15 dwellings and some phasing constraint should aid absorption of the development into the village – see Table 8 Phasing.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	4	Area (hectares)	0.159
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Total on housing sites for Trefin	22	housing units on	0.885	hectares
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Total on housing sites for rural centres	252	housing units on	12.50	hectares
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Countryside

803 **Agricultural building at Newton Court Farm, Manorbier Newton**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 There may be potential in principle for conversion, subject to the consideration of detailed matters, including access and flooding.

Stage 3 This proposal provides a potential opportunity to convert a building to residential use however consideration must also be given to the general location which is unsustainable in relation to public transport opportunities. It may also be that detailed considerations mean that conversion is not possible.

Stage 4 The site is not within or adjacent to a named centre in the Strategy, and is considered to be in the countryside. Policy 6 Countryside (Tier 5) requires that development will only be permitted subject to satisfying the criteria of the policy, including accessibility to the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	1	Area (hectares)	0.043
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834 **Land adj Egerton House, New Wells Road, Hill Mountain**

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The site is well related to existing development, and is visually contained both in the local and wider landscape.

Stage 3 There are limited services at Hill Mountain and limited bus service to access services

Proposed use: Housing

elsewhere. This site in isolation is not sufficient to influence the provision of public transport. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan, there is limited potential to provide for affordable housing. This site is however garden space and should be seen as a rounding off opportunity at Hill Mountain.

Stage 4 The site is not within or adjacent to a named centre in the Strategy, and is considered to be in the countryside. Policy 6 Countryside (Tier 5) requires that development will only be permitted subject to satisfying the criteria of the policy, including accessibility to the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	Area (hectares)	
Total on housing sites for Countryside	1	housing units on 0.043 hectares
Total on housing sites for smaller settlements	1	housing units on 0.043 hectares

Proposed use: Employment

St David's

748 South of St Davids Assemblies

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** Site has long been considered appropriate for employment use and has been allocated for this type of development in the Local plan and JUDP. It is contained to the north and south by farming and employment developments and offers an opportunity to accommodate further employment units.
- Stage 3** The site is within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
In terms of employment the advice has been that demand for employment for small scale development. The provision is targeted to meet these needs.
St Davids is in need of employment provision to accommodate predominantly unauthorised development in the area. The size of the proposal is 0.93 hectares for the employment site which is considered small relative to the size of the Centre.
- Stage 5** Given the size of the site no significant effects are expected as a result of this allocation.

Area (hectares) 0.93

Countryside

897 Formerly known as St Davids Farm Park

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** There may be opportunities for re-use of traditional buildings in this complex through a farm-diversification scheme. Any large, modern buildings should be removed once redundant as they are incongruous within the landscape.
- Stage 3** This offers an opportunity for reuse of existing buildings and therefore reduces the need for greenfield development. The extent to which the development is compatible with the sustainability appraisal depends on the type of business that would be operated here. It will, however help to provide employment land in this community.
- Stage 4** The Strategy of the Plan would allow conversion in the countryside. However, accessibility impacts on the character of the building, etc will be important considerations (see Policy 6d of the Deposit Plan).
- Stage 5** The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Proposed use: Employment

Area (hectares)

Proposed use: Mixed**Tenby****706 Upper Park Road, Tenby**

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The site, whilst in retail use, and within the Joint Unitary Development Plan town centre, is within a mixed use frontage and suffering from lack of investment. The redevelopment of upper floors of the retail units here would not harm the retail function of the town centre and has the potential to bring significant improvement to the street scene. Additional car parking would not be required as part of this scheme. There is also a possibility of high archaeological potential which will be a consideration.
- Stage 3** Redevelopment of this site has the potential to significantly improve the townscape of this part of Tenby and provide facilities to support services at the Centre. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.
- Stage 5** Given the scale of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	4	Area (hectares)	0.013
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707 White Lion St/Deer Park, Tenby

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The site presents a suitable opportunity for sensitive redevelopment within Tenby, bringing under used buildings into commercial and residential use. Further investigations are required however in relation to the sewerage treatment and network capacity, the potential for archaeology will be a consideration and there may also be a requirement for a strategic flood consequence assessment. Early indication of the number of units coming forward through this redevelopment scheme has enabled an increase in the number of units to reflect current discussions.
- Stage 3** Development of this site would enhance the townscape of Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The proposed use accords with the type of

Proposed use: Mixed

use considered appropriate for the various centres. Here in the Plan's largest Centre mixed residential, retail, Cinema and Hotel is proposed. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

- Stage 5** Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. The Appropriate Assessment concluded no adverse effect on site integrity.

Estimated number of housing units 74 **Area (hectares)** 0.491

710 **Sergeants Lane, Tenby**

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

- Stage 2** The Lane is unsightly and underused for this central location within the historic town of Tenby. Redevelopment in the form of commercial / craft units at the ground floor could be supported by integral residential accommodation above, or separate units provided these can be separately accessed. Additional car parking would not be required. The Environment Agency consider that SUDS is required. The potential for archaeological remains will be a consideration.

- Stage 3** This site is well located for local facilities and redevelopment will help to enhance the townscape of Tenby. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

- Stage 5** Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units 5 **Area (hectares)** 0.089

840 **St Johns United Reformed & Methodist Church, Warren St, Tenby**

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

- Stage 2** The Grade II listed building sits within Tenby and conversion to some alternative uses may be appropriate should this building become surplus to the community. A use which preserves the interior space and details will be preferable. The guidance of Planning Policy Wales will be an important consideration in the potential alternative uses. Dyfed Archaeology advise that archaeological investigation will also be a consideration.

- Stage 3** This site is within walking distance of a good range of services at Tenby and would require the redevelopment of an existing building. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National

Proposed use: Mixed

Park to as wide a section of the population as possible. Redevelopment will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. There will be a need to assess the presence of any protected species at the site.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The mixed use proposals are for the redevelopment of brownfield sites of a scale and type compatible with the previous use of the site.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	0	Area (hectares)	0.091
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Total on mixed sites for Tenby	83	housing units on	0.683	hectares
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Total on mixed sites for local service and tourism centres	83	housing units on	0.683	hectares
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Newport

232 **Land adjacent to the Business Park, Feidr Pen y Bont**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This land has planning permission for business development. It may be acceptable to provide business units with tied accommodation in this location (ie. Live/work units).

Stage 3 Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. A small development of live/work units is proposed on a partially completed industrial estate.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. The Appropriate Assessment concluded no adverse effect on site integrity.

Estimated number of housing units	6	Area (hectares)	0.791
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Total on mixed sites for Newport	6	housing units on	0.791	hectares
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Saundersfoot

777 **Rear of Cambrian Hotel, Saundersfoot**

Brownfield/PDL

Commentary

Stage 1 Already granted planning permission (06/389)

Stage 2 This site was granted planning permission (06/389) after the 31st March 07. Sites granted permission after this date, are included as potential sites.

Proposed use: Mixed

Stage 3 Already granted planning permission (06/389) and an appraisal is not required.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The proposed use accords with the type of use considered appropriate for the various centres. A residential, retail and A3 Pub use is proposed (already benefitting from planning permission). The proposal is for the redevelopment of a brownfield site.

Stage 5 Given the size of the allocation and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	37	Area (hectares)	0.303
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Total on mixed sites for Saundersfoot	37	housing units on	0.303	hectares
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St David's

746 **Between Glasfryn Road and Millard Park, St Davids**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Site located between existing development and other site regarded as suitable for development. Well contained by existing features.

Stage 3 The site is within walking distance of a good range of facilities in St Davids and has regular bus services to Haverfordwest and Fishguard. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The proposed use accords with the type of use considered appropriate for the various centres.
St Davids is in need of employment provision to accommodate predominantly unauthorised development in the area. The size of the proposal is 0.74 hectares for the live/work site, which is considered small relative to the size of the Centre.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	5	Area (hectares)	0.74
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Total on mixed sites for St David's	5	housing units on	0.74	hectares
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Total on mixed sites for local centres	48	housing units on	1.834	hectares
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Amroth

839 **Ebenezer United Reformed Chapel, Amroth**

Brownfield/PDL

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National,

Proposed use: Mixed

Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The building sits within Amroth and conversion to alternative uses may be appropriate should this building become surplus to the community. Planning Policy Wales will be an important consideration in the potential alternative uses. There may also be areas of archaeological interest or visible features associated with the building of historic interest, and Dyfed Archaeology advise that this will need to be a consideration.

Stage 3 This site is within walking distance of a range of services at Amroth and by bus to Saundersfoot and Tenby. Redevelopment of an existing building with the highest sustainable design principles and sustainable design an energy efficiency. The presence of any protected species at the site may also be a consideration.

Stage 4 Conversion in principle would be possible subject to Policy 36 in particular being addressed.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	0	Area (hectares)	0.049
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Total on mixed sites for Amroth	0	housing units on	0.049	hectares
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Broad Haven

776 Land at Broad Haven north east of Marine Road

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Development of this site would be contained within the existing landform and assimilated with additional planting. Access to the site would be achieved from the B4341.

Stage 3 The site would be well contained at the edge of Broad Haven and is within walking distance of the range of services and facilities the village has to offer. Inclusion of a green corridor along the western edge of the site, linking the open spaces to the north and south would assist with reducing walking distances to local facilities. The scale of development that could be accommodated on this site will help to maintain and even improve services. There is a regular bus service to Haverfordwest which will help to reduce the need to use the car. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy. The level of housing provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside. A phasing constraint has been introduced. Here the need for community facilities (village hall) and the need for employment land (Pembrokeshire County Council request) has resulted in an extension to the area of housing land proposed. The total area allocated is 1.82 hectares. Under a hectare of the site is proposed for employment purposes and to also accommodate a village hall. This would result in a small scheme of workshops similar in size to live/work unit scheme

Proposed use: Mixed

proposed at Newport.

Stage 5 Given the location of the site, away from the shore, it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	35	Area (hectares)	2.29
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836	Land south west of B4341 and north of Marine Road, Broad Haven (allocated as part of site 776)	Greenfield
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Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 Development of this site would be contained within the existing landform and assimilated with additional planting. Access to the site may be difficult to achieve and will require further consideration with the Highway Authority.

Stage 3 See assessment of site 776.

Stage 4 See assessment of site 776.

Stage 5 See site 776.

Estimated number of housing units	0	Area (hectares)	0
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Total on mixed sites for Broad Haven	35	housing units on	2.29	hectares
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Manorbier

779	Paddock at the Coach House, Fearnley Lodge, Manorbier	Brownfield/PDL
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Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The building sits within the residential curtilage of a property at Manorbier. Its conversion to holiday accommodation would not extend the built extent of Manorbier, and is acceptable in principle. Further detailed investigation may be necessary including contaminated land survey and establishing whether suitable access can be achieved.

Stage 3 This building is proposed for conversion to holiday accommodation at Manorbier. The re-use of this existing building which sits as part of the Centre and occupancy for holiday accommodation would help to support local facilities and may help to increase public transport demand.

Stage 4 The site is within or adjacent to a named centre in the Strategy. Policy 25 Self Catering Development requires that proposals will only be permitted subject to satisfying the criteria of the policy, including the issue of need for affordable housing within the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.

Stage 5 The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	0	Area (hectares)	0.31
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Total on mixed sites for Manorbier	0	housing units on	0.31	hectares
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Proposed use: Mixed

Manorbier Station

895 Land part of Buttylands, Manorbier Station

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** The site is generally well related to existing development, and could be developed without significant intrusion into the countryside. The facilities available at Manorbier Station have been reassessed, and Manorbier Station can be considered as a Tier 4 rural Centre with sufficient facilities to support development. The demand for affordable housing units in this area is greatest for 1 and 2 bedroom accommodation. Taking this into consideration the density of development on this site can be increased slightly to provide additional dwellings, although it must be noted that the site boundary is likely to be larger than proposed.
- Stage 3** Development of this site may help this centre to achieve improved public transport and help to support local facilities. Plan policy to secure as much affordable housing as can be achieved and is needed will help ensure development meets the needs of local communities and offers the opportunity to live in the National Park to as wide a section of the population as possible. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan. The retention of trees and ecological connectivity will be essential to the successful development of this site.
- Stage 4** The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.
The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.
This area has been chosen for development as somewhat of a 'new centre' that hasn't previously been highlighted in Plans. The area has a range of facilities but little housing and therefore this will lead to a substantive increase in number of households in the locality. Both sites proposed at Manorbier Station will need to be phased – see provisions set out in Table 8 Deposit Plan.
- Stage 5** Given the level of proposed development and location of the site it is unlikely that there will be any significant effects arising as a result of this allocation.

Estimated number of housing units	15	Area (hectares)	0.59
Total on mixed sites for Manorbier Station	15	housing units on	0.59 hectares

St Ishmael's

733 Adjacent to School, St Ishmaels

Greenfield

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** Site well screened from view and virtually contained by existing development.
- Stage 3** With the potential for the development of a significant number of units in Herbrandston,

Proposed use: Mixed

St Ishmaels, Dale and Marloes improvement of the bus service to these villages will be required to allow non-car access to a wider range of services and facilities. Plan policy to secure as much affordable housing as can be achieved and is needed as opposed to general needs housing will help ensure development aims to meet the needs of local communities. The housing built will meet the highest standards for energy efficiency due to the sustainable design policies of the Plan.

Stage 4 The site is within or adjacent to named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy.

The level of provision for all Rural Centres is higher than might be expected to be achieved using Welsh Assembly Government 2003 based population projections. A greater focus has been placed on Rural Centres which are more sustainable locations for development than the wider countryside.

Development here is concentrated on a single site of 46 dwellings and this has been phased – Table 8.

Stage 5 Habitat Regulations Screening concludes there was a likely significant effect on one or more Natura 2000 sites, and that an Appropriate Assessment should be undertaken. This concluded no adverse effect on integrity on any Natura 2000 site.

Estimated number of housing units	46	Area (hectares)	2.52
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747 Kingswell, St Ishmaels (allocated as part of site 733)

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is within a wider area considered suitable for further development (see site reference 733).

Stage 3 See assessment of site 733.

Stage 4 See assessment of site 733.

Stage 5 See site 733.

Estimated number of housing units	0	Area (hectares)	0
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831 Land at Trewarren Road, St Ishmaels (allocated as part of site 733)

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 This site is well contained within the existing built area of the village.

Stage 3 See assessment of site 733.

Stage 4 See assessment of site 733.

Stage 5 See site 733.

Estimated number of housing units	0	Area (hectares)	0
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Total on mixed sites for St Ishmael's	46	housing units on	2.52	hectares
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Proposed use: Mixed

Total on mixed sites for rural centres	96	housing units on	5.758 hectares
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Countryside**807 Manor Farm farm yard, Lydstep**

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** New build development here would considerably reduce the garden space available to the Manor Farm property. The site for a new building, which would share access with and sit behind the existing dwelling has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12. Conversion of the traditional out buildings has the potential to be acceptable in principle provided highway improvements and other detailed considerations are taken into account. New building at this site would not therefore be acceptable.
- Stage 3** The reuse of this existing building within the fabric of Lydstep may help to support limited local facilities.
- Stage 4** The site is not within or adjacent to a named centre in the Strategy, and is considered to be in the countryside. Policy 6 Countryside (Tier 5) requires that development will only be permitted subject to satisfying the criteria of the policy, including accessibility to the centres. This site can be considered to be potentially compatible with the preferred strategy, subject to detailed consideration.
- Stage 5** The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	1	Area (hectares)	0.232
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838 Nolton Haven URC, Nolton Haven

Brownfield/PDL

Commentary

- Stage 1** Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.
- Stage 2** Re-use of this building would be appropriate. New uses may include community or public use or conversion to residential use.
- Stage 3** This is an existing building with potential for re-use for housing or other uses. The site is within a village with extremely limited services. Currently the very irregular bus links do not provide a realistic alternative to the car.
- Stage 4** Conversion may be possible subject to Policy 6 of the Deposit Plan.
- Stage 5** The site has not been screened for Likely Significant Effect on Natura 2000 sites as it is not allocated in the Local Development Plan.

Estimated number of housing units	1	Area (hectares)	0.026
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Total on mixed sites for Countryside	2	housing units on	0.258 hectares
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Total on mixed sites for smaller settlements	2	housing units on	0.258 hectares
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Proposed use: Car park

Manorbier Station

828 **Manorbier Station**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The provision of a car park adjacent to the railway station provides an opportunity for improved sustainability at this Centre.

Stage 3 This development will provide improved access to public transport facilities and sustainable design principles and planting can benefit sustainability objectives

Stage 4 The site is within or adjacent to a named centre in the Strategy. A use is proposed which is considered appropriate as per the Strategy - see Policy 36 and Policy 40.

Stage 5 Policy 36 (Community Facilities) is considered not to have Likely Significant Effect on Natura 2000 sites, in part because the scale and location of proposed sites are not considered to have Likely Significant Effect.

Area (hectares) 0.267

Countryside

829 **Land at Saundersfoot Railway Station, Pentlepoir**

Greenfield

Commentary

Stage 1 Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Stage 2 The development of this site as a car park to serve the railway station, and to allow bus access is supported in principle, provided that the ecological connectivity which the site provides is retained and further ecological linkages provided where possible.

Stage 3 In overall terms this site will provide for a sustainable approach to accessing public transport. The loss of trees at the site can be mitigated through retention of ecological connectivity and as many of the trees as possible.

Stage 4 Although not within a named Centre a use is proposed which is considered appropriate as per the Strategy - see Policy 36 and Policy 40.

Stage 5 Policy 36 (Community Facilities) is considered not to have Likely Significant Effect on Natura 2000 sites, in part because the scale and location of proposed sites are not considered to have Likely Significant Effect.

Area (hectares) 0.396

Overall totals

989 units on 40.11 hectares

Totals on green and brownfield (PDL) sites**All proposed uses**

Brownfield/PDL	281 housing units (28.41%)	4.67 hectares (11.65%)
Greenfield	708 housing units (71.59%)	35.44 hectares (88.35%)