

## Appendix 3b: Potential sites not considered suitable for development / allocation on Submission of the Pembrokeshire Coast National Park Local Development Plan

### Potential sites failing at stage 1

#### Countryside

Site ID	Site name	Reasons it does not accord
517	Site of Miracle Inn, Freshwater East	Site is wholly within the Freshwater East Local Nature Reserve.
902	Lakeside Café Site, Freshwater East	Site is wholly within the Freshwater East Local Nature Reserve.

### Potential sites failing at stage 2

#### Tenby

Site ID	Site name	Reasons it does not accord
708	Picton Road, Tenby	Garaging in this part of Tenby is at a premium. The loss of these garages, which appear to be in use would increase pressure for on road parking, exacerbating existing pressures. There could also be difficulties retaining the access to the residential property to the rear, and issues of amenity.
751	The Salterns, Tenby	The site is well located to existing employment uses at the Salterns, and the use as an over flow car park must be viewed within the context of the shortage of suitable employment sites. The site lies within the C2 flood zone (coastal and fluvial flooding) and a flood consequence assessment is required prior to the allocation of the site. In the light of this, the site is no longer allocated within the LDP, but remains suitable for employment use development subject to a satisfactory outcome from the Flood Consequence Assessment. Development of this site will need to ensure a minimum car parking provision is retained for interim park and ride services.
755	Land at Brynhir, A478 Narberth Road, Tenby	The land rises sharply above the road and would be visually imposing. The site is visually prominent and beyond the existing well defined edge of the town in this location. Development would therefore adversely affect the setting of Tenby and the special qualities of the National Park.

## Tenby

Site ID	Site name	Reasons it does not accord
770	Tenby TIC	This site lies within the commercial core area for Tenby, and whilst the change of use to another commercial development is acceptable, residential development should not take place at the front of the building on the ground floor as this would reduce opportunities for commercial uses at Tenby and could adversely affect the vitality and viability of an important gateway to the centre.
894	Grassy Slope, Marsh Road, Tenby	This site makes an important visual contribution to the entrance to the school and its loss would impact upon the amenity space available. The Welsh Assembly Government Strategy 'One Wales, A progressive agenda for the Government of Wales', June 2007 makes a commitment to promote the retention of school playing fields. This site contributes to the play opportunities at the school and its loss is considered contrary to the above strategy and could hinder future expansion of the school.

## Crymych

Site ID	Site name	Reasons it does not accord
903	Land west of A478 at Crymych	This site extends southwards from the edge of Crymych into the surrounding countryside. It is prominent when entering the village from the south along the A478 and looking south from within the village it reads as part of the countryside around the village.

## Newport

Site ID	Site name	Reasons it does not accord
416	r/o Beehive, Newport	The site has been developed.
537	Parc Y Plant, Feidr Pen-y-bont, Newport	Whilst the site is suitable for development in principle there is a covenant on the land restricting its use as a playing field. Action to remove the restrictive covenant would be a matter for the Town Council.
775	Field and former market garden at Newport	The whole of this site is considered to be a visually important part of the setting of the Conservation Area and is prominent in views of the town from the north. Development would be visually intrusive and be harmful to the setting of the Conservation Area.
869	Feidr Brenin, Newport	The site is elevated and its development would be prominent creating visual intrusion causing harm to the character of the Conservation Area and the special qualities of the National Park.

## Newport

Site ID	Site name	Reasons it does not accord
876	Site A Cotham Fields, Fishguard Road, Newport	This site is outside Newport and its development would be visually prominent and constitute an incursion into the countryside. It would be harmful to the special qualities of the National Park.
877	Site B Cotham Fields, Fishguard Road, Newport	This site is outside Newport and its development would be visually prominent and constitute an incursion into the countryside. It would be harmful to the special qualities of the National Park.
878	Site C Cotham Fields, Fishguard Road, Newport	This site is outside Newport and its development would be visually prominent and constitute an incursion into the countryside. It would be harmful to the special qualities of the National Park.
879	Site D Cotham Fields, Fishguard Road, Newport	This is a prominent site outside the main developed area of Newport. Its development would be visually intrusive, constitute ribbon development and an incursion into the countryside and would be harmful to the special qualities of the National Park.
880	Parrog Yard, Parrog Road, Newport	Whilst the site is suitable for development in principle there is a covenant on the land restricting its use for social and recreational use. Action to remove the restrictive covenant would be a matter for the Town Council.
881	Land adj Cotham Cottage, Newport	This site has a distinctly different character to the areas to the north and east, in a area typical of the pastoral agriculture and woodland scrub. Development of this area for housing would be damaging and harmful to the special qualities of the National Park. The Highway Authority has advised that access into the site is unsatisfactory and it cannot therefore be used for car parking.
904	East of Business Park, Newport	This site currently provides part of the setting at the eastern boundary of the town. Development of this area would be prominent when approaching from the east and in views of the town from the north. This would detract from the setting and character of Newport nestling in a wooded hillside and would be damaging to the special qualities of the National Park.
905	South of 3-6 Feidr Eglwys	The site is clearly visible as a backdrop to the estate when viewed from the north. Development here would be prominent and visually intrusive to the character of the town. It would therefore be damaging to the special qualities of the National Park.

## Newport

Site ID	Site name	Reasons it does not accord
906	Feidr Bentick, Newport	Development would be prominent, particularly entering the town from the east and it is considered that it would be damaging to the special qualities of the National Park.

## Saundersfoot

Site ID	Site name	Reasons it does not accord
581	Adjacent Overdale, Broadfield Hill, Saundersfoot	This forms part of wider area of woodland, and scrub the majority of which sits outside Saundersfoot. Whilst the site lies adjacent to a residential property, it has a strong relationship with the wooded area.
582	Land at B4316, Saundersfoot	Whilst elements of the wider area of woodland have undoubtedly been previously built on, or lost to road development, the continuity is maintained by this relatively small but important section of wooded area within the otherwise built up frontage. Loss of this woodland would have an adverse effect on this part of Saundersfoot.
583	land to the rear of Kilmory, Sandy Hill rd, Saundersfoot	The landowner has indicated their unwillingness to permit development on this small site within an existing garden area.
584	Land to the rear of Braemar House, Saundersfoot	Development at this site would almost certainly involve the loss of mature trees, which would accommodate a single unit only. It is not, on balance, proposed for development.
586	Adjacent The Incline Saundersfoot	Consultation on this site has raised issues in relation to the potential loss of habitat, and historical surface water problems. Permissions would be required for culverting the stream at the southern boundary of the site. Further, there is the potential for archaeological remains of national importance. In relation to the matters raised, the development of the site is no longer certain, but could proceed as windfall provided these issues could be overcome.
587	Windsor Terrace, Saundersfoot	Long narrow gardens are a feature of this row of properties. Development within the rear garden of a single property would adversely affect the character here, and would be difficult to achieve a suitable design solution.

## Saundersfoot

Site ID	Site name	Reasons it does not accord
705	Land at Pennant Avenue, Saundersfoot	Site is too small to accommodate more than a single dwelling at the densities envisaged within the Local Development Plan. Whilst no activity was going on when the site was visited [day time school term], its use as recreational open space cannot be established. The site also performs a role as public open space. There is very limited alternative open space within the local area, and the loss of this site is not supported.
719	Brewery Court Car Park, Saundersfoot	The car park is required to serve the needs of Saundersfoot. The potential for development whilst retaining car parking is limited by the flood zone area which runs through the centre of the site.
769	The Plantation, Saundersfoot	The site is well wooded and the subject of a TPO in its entirety. It contains sycamore, oak and hazel and is not suitable for development.
781	Braysmoor, Saundersfoot - West	This site is within the countryside and would be visually prominent. Adequate visibility is not technically feasible for estate development, and there are issues associated with the lane width and alignment
794	Vine Cottage, The Ridgeway, Saundersfoot	Whilst the site forms an extensive garden area to the rear of existing property, the Highway Authority indicate that safe and suitable access cannot be achieved. The location of a Nationally Important Scheduled Monument and potential impact on archaeology are also considerations.
812	Land to south of Coppett Hall, Saundersfoot	Development at this site would extend into the countryside in a location which is visually prominent, with access constraints. The site lies partly within the Saundersfoot to Telpyn Coast SSSI, and the Carmarthen Bay and Estuaries SAC.
814	North of Castle View & Whitlow, Saundersfoot	This site would extend Saundersfoot into the countryside and would be locally prominent on the approach to Saundersfoot. Access to the existing development to the south is at capacity. No pedestrian facilities available to the site and separate access is not achievable. Development of this site would not be supported.
816	Site at Griffithston Hill, Saundersfoot	This site would extend the built area of Saundersfoot into the countryside, at a location which is visually prominent.
827	Braysmoor, Saundersfoot - East	This site is not well related to Saundersfoot and would extend development into the countryside. Suitable highway access cannot be achieved.

## Saundersfoot

Site ID	Site name	Reasons it does not accord
864	East and adjacent to Brooklands Nursing Home, Saundersfoot	This site, proposed for a community building, lies away from Saundersfoot, and would be visually prominent in the local area.

## St David's

Site ID	Site name	Reasons it does not accord
458	Land south of A487, St Davids	The development of this land would result in a considerable incursion of development into the countryside.
606	Land at Maes Dewi, St Davids	The site is very small, inaccessible and is being used as domestic gardens of existing terraced properties.
721	Information Centre Car Park, St Davids	The use of this land for car and coach parking is central to traffic and parking management in the city and beyond.
722	Pebbles Car Park, St Davids	The site is an important car park providing operational parking for surrounding businesses and disabled car parking to allow closer access to the Cathedral. The site is within the Conservation Area and abuts Cathedral Close.
791	Bwlch Carte, Waun Fawr, St Davids	Development of this site, beyond the City of St Davids would intrude into the open and distinct landscape and cause widespread visual intrusion. It would extend development into the countryside.
884	Land off Ffordd Caerfai, St Davids	Feidr Pant-y-Bryn provides a definite edge to St Davids in this area, with the buildings at Twr y Felin reading as an isolated group in the countryside. The character to the south of Feidr Pant-y-Bryn and to the east of Caerfai Road is distinctly rural in character and markedly different from that to the west and north. Development at this location would create an incursion into the countryside and be harmful to the special qualities of the National Park.
900	Site A off Glasfryn Lane, St Davids	Development would create an extensive incursion into the countryside and be harmful to the special qualities of the National Park.
901	Site B off Glasfryn Lane, St Davids	Development would create an extensive incursion into the countryside and be harmful to the special qualities of the National Park.

## Amroth

Site ID	Site name	Reasons it does not accord
515	Car Park, Amroth	Site is well used visitor car park which lies within Environment Agency flood and TAN15 flood maps for the majority of its area. This would preclude highly vulnerable development, including residential development.

## Angle

Site ID	Site name	Reasons it does not accord
547	Rear of 39 West Court, Angle	This site lies at the western extremity of Angle. Development here is likely to replicate the effect of the development to the southern side of the road through Angle, and could introduce a hardened edge to the Centre, and is inconsistent with the existing development in this part of Angle which has a strong physical relationship with the road and reflects the historic character.
549	Land Rear of Orchard Rise, Angle	Only a small and undevelopable part of this site lies within Angle. The landscape impact of the land outside the built up area has been assessed within the Settlement Study and no development potential found.

## Bosherston

Site ID	Site name	Reasons it does not accord
556	Kent House, Bosherston	Development at this site, would extend the built extent of Bosherston to the east along a lane. Whilst this would have limited impact in the wider landscape, it would affect the character of this part of Bosherston, and the roofline would be visible from the road going past Bosherston.
731	Northeast end of Windsor Road, Bosherston	At least part of the site is held inalienably by the National Trust through covenant. National Trust consent would be required to enable development, and the Trust has indicated that it does not agree that this site should be developed.

## Broad Haven

Site ID	Site name	Reasons it does not accord
402	Land adj 14 Webbs Hill, Broad Haven	Site is steeply sloping with limited access and extends into the countryside beyond the built area of Broad Haven.
516	National Park Car Park, Broad Haven	The site is used for car parking.

## Broad Haven

Site ID	Site name	Reasons it does not accord
569	Verge at Atlantic Drive, Broad Haven	This site is too small for development.
570	Garage area at Atlantic Drive, Broad Haven	This is a small grassed area within a housing estate which helps to soften the impact of the relatively densely developed area surrounding it.
702	Millmoor Way, Broad Haven	The site would be difficult to access and a satisfactory layout difficult to achieve.
704	Junction of Sandyke Road and Millmoor Way, Broad Haven	This area of land is used as an amenity area and is much cherished by the community for this use.
735	East of Broad Haven School	Whilst further development would be acceptable in principle on this site, access is not possible without demolition of existing properties and road widening along Marine Road/ Trafalgar Terrace. These constraints are unlikely to be overcome.
757	Land at Croft Road, Broad Haven	The eastern part of this site extends up the hillside which is often steep in parts. Development here would extend the built area of the settlement across the skyline. The lower, western area of the site surrounds an equipped play area with informal open space around it. The whole area has recreational value and also helps to break up the development. Development here would link up existing developed areas and create the impression of a substantially larger developed area. This funnel of open land currently breaks up the existing developments and contributes to the landscape within Broad Haven.
835	Land to rear of Enfield Road and North of Marine Road, Broad Haven	This site forms part of a green wedge along the stream valley which helps to define the centre and needs to be retained and conserved. Development of this site would therefore be harmful to the special qualities of the National Park.
860	Site B Lower Swanswell field, Broad Haven	This site is located beyond the reasonable edge of Broad Haven and would constitute an isolated development in the countryside.
891	Fernlea, Swanswell, Broad Haven	The site is too small to reasonably accommodate a dwelling.

## Dinas Cross

Site ID	Site name	Reasons it does not accord
399	Carreg Pen Las, Brynhenllan, Dinas Cross	The land comprises a large dwelling in extensive grounds in an area of low-density development. Part of the site is also heavily wooded which contributes to the character of this locality.



## Dinas Cross

Site ID	Site name	Reasons it does not accord
404	Garden belonging to Anchor House Dinas Cross	When viewed from the road, the site is to the rear of the properties along Morawel and beyond the building line of the large, detached properties to the east. The site links more strongly with the undeveloped landscape beyond. Its development, therefore would constitute an incursion into the countryside.
545	Allotments r/o Tangnefedd, Dinas Cross	The land is in use for allotments and needs to be protected for this use.
579	Rear of Ty Ioan, Dinas Cross	It is not clear how this site could be accessed.
580	Rear of Cae Cwsg, Dinas Cross	The land is a large garden of a property in a row of similarly sized properties and gardens. Development here would be detrimental to the character of this part of Dinas.
715	Rhoshelyg, Dinas Cross	Dinas is described as a linear settlement. The development of this site would alter this settlement pattern which is acknowledged to form part of the landscape character in this area. Development of the site would also be highly visible from one of the most important viewpoints in north Pembrokeshire, approximately half-mile away from the site. Development of this site would also raise the issue of precedent of the development of similar sites in the vicinity.
749	West of Playing Field, Dinas Cross	Satisfactory access to this site cannot be achieved as it would require land to be taken from the playing field which is subject to a covenant restricting its use to a playing field only. The covenant is held by the Community Council who, with the wider community, have resisted this development proposal through the Local Development Plan process.
759	Plot at Cwarel Bach, Dinas	This site is outside the main settlement of Dinas and its development would contribute to ribboning of development along the main road.
766	Spring Hill, Dinas Cross	The site is highly visible in the landscape and would extend the built area into the countryside.

## Herbrandston

Site ID	Site name	Reasons it does not accord
574	Rear of Sea Crest, Herbrandston	This is an inaccessible domestic garden.
576	Garden of Herbrandston Hall, Herbrandston	This is the front domestic garden of Herbrandston Hall providing pedestrian access to the front door of the property to the west. It is part of the setting of the building.

## Herbrandston

Site ID	Site name	Reasons it does not accord
577	Courtyard to the fore of Courtyard Cottages, Herbrandston	Development of the site would be considerably to the east of the existing building line and have the appearance of jutting into the road. It would be highly intrusive and discordant to the existing settlement pattern in this locality.
765	South St Margaret's Way, Herbrandston	Access to this site would require demolition of existing properties in St Margaret's Way or along the village road.
854	Land westside of Sandy Haven Rd, Herbrandston	Development in this location is likely to be unacceptably visually intrusive and a significant encroachment of the built-up area into the open countryside and therefore harmful to the special qualities of the National Park.

## Hook

Site ID	Site name	Reasons it does not accord
593	adjacent 86 New Road, Hook	Site too small to comfortably accommodate a dwelling with suitable garden and amenity retained for this and nearby properties .
594	Land adjacent 45 Lower Quay Road, Hook	The ownership constraints and narrow access potential, and slope to the rear of the site, along with the potential conflict with the frontage character in this location combine to make this site unsuitable for development as currently presented.
595	R/O 49a Lower Quay Road, Hook	Site is largely wooded, and adjacent to designated Site of Special Scientific Interest (SSSI). Development here could be considered backland development, and would not support the existing character of Hook.
783	Hook Wood/Quay, Hook	There are mature trees within the site, which is adjacent to and slopes down towards the Hook Wood SSSI. These provide an important visual and physical link to the woodland beyond. There may also be concerns regarding previous illegal tipping at the site, which is now below surface.

## Jameston

Site ID	Site name	Reasons it does not accord
806	Land off Kiln House Lane, Jameston	Development at this site would extend into the countryside in a location which is visually prominent. Acceptable access from the A4139 cannot be achieved. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.

## Jameston

Site ID	Site name	Reasons it does not accord
830	Kiln House Lane, Jameston	Development at this site would extend into the countryside in a location which is visually prominent.
842	Enc 6249, Jameston	This site lies away from the Centre of Jameston. Development here would be detrimental to the special qualities of this part of the National Park, and would be development within the countryside. The Highway Authority also state that Access to this site is not possible from the A4139. Possible access points are at capacity and cannot serve further development.
845	Elm House, Jameston	This site would extend Jameston into the countryside in a location which is visually prominent. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.
849	Field between Tudor Lodge Hotel and The Slough, Jameston	This site is part of the countryside and development would be at a visually prominent location at the edge of Jameston. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.
851	Brumwell Garden Machinery, Jameston	The site would extend the built area of Jameston into the countryside at the north of the Centre, which cannot support any further development off the A4139. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.
865	Landway Farm, Jameston (north)	The potential for conversion at this site will depend on detailed matters, including the location of the Centre boundary, and cannot be decided at this stage. Conclusions will also be subject to detailed investigation of potential in relation to the guidance of Planning Policy Wales, and the Preferred Strategy.
866	Landway Farm, Jameston (south)	The potential for conversion at this site will depend on detailed matters, including the location of the centre boundary, and cannot be decided at this stage. Conclusions will also be subject to detailed investigation of potential in relation to the guidance of Planning Policy Wales, and the Preferred Strategy.
871	Land fronting Kiln House Lane, Jameston	This site would extend development into the countryside in a location which is not well related to existing development, and which would create frontage development in a location which would be visually intrusive when viewed from the north. The Highway Authority also indicate that access to this site is not possible from the A4139. Possible access points are at capacity and cannot serve further development.

## Lawrenny

Site ID	Site name	Reasons it does not accord
561	land rear of Fairwinds Property, Lawrenny	Development here would considerably reduce the garden space available to the Fairwinds property, and is out of character with this part of Lawrenny. The site has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12.

## Little Haven

Site ID	Site name	Reasons it does not accord
427	Land adjoining Walton Hill, Little Haven	The site is close to the skyline and would cause considerable visual intrusion as well as extending the developed area of the village into the countryside.
499	Land adjacent to the Boat Store, Little Haven	This is a very steep bank. Any development of this site would require cutting into the bank. It is likely that trees would need to be felled as a result which affect the character of this part of Little Haven. The trees are identified as being important to the setting of the Little Haven Conservation Area.
500	North of Mill Race, Blockett Lane, Little Haven	Development of this site would constitute development in the countryside. It is situated on higher land above the village and does not relate to the main built area. It would therefore impact on the special qualities of the National Park.
502	East and West of Mill Race, Blockett Lane, Little Haven	Development of this site would constitute development in the countryside. This site is on higher land above the village and does not relate to the main built area. It would therefore harm the special qualities of the National Park.
571	Opposite 17 Wesley Road, Little Haven	This is a domestic garden on steeply sloping land. The plot is of insufficient size to accommodate a dwelling without overcrowding this plot and the neighbouring properties.
572	Opposite Whitehurst, Wesley Road, Little Haven	This is a domestic garden on steeply sloping land. The plot is of insufficient size to accommodate a dwelling without overcrowding this plot and the neighbouring properties.
573	West of the Boat Park, Little Haven	The site is within a coastal flood plain (C2) and is not suitable for housing development.
786	Hard standing/Boat store between Faulkner & Penberry, Little Haven	Development of this site would intrude into the distinctive steep and wooded valley sides which give a strong sense of place to the village and be damaging to the special qualities of the National Park. There is not an appropriate means of access into the site.

## Little Haven

Site ID	Site name	Reasons it does not accord
790	Land opposite Heddfan, Blockett lane, Little Haven	Development of this site would intrude into the distinctive steep and wooded valley sides which give a strong sense of place to the village and be damaging to the special qualities of the National Park. It does not appear that satisfactory access can be achieved into the site.
867	Blockett Farm, Little Haven	Development of this site would be visually intrusive and harmful to the special qualities of the National Park. No further development can be permitted access via Blockett Lane.
870	Haven Fort Hotel Grounds, Little Haven	Development of this site would be visually intrusive and harmful to the character of the locality and the special qualities of the National Park.
898	Walton Hill, Little Haven	The site is close to the skyline and would cause considerable visual intrusion as well as extending the developed area of the village into the countryside.

## Llangwm

Site ID	Site name	Reasons it does not accord
843	Site A east of The Chase, Black Tarr, Llangwm	The development of this site would generate a ribbon development within the countryside at a location at the estuary edge which is internationally designated. The site would also be at the edge of a C2 flood zone. Access opportunities appear to be impractical.
844	Site B east of The Chase, Black Tarr, Llangwm	The development of this site would generate a ribbon development within the countryside at a location at the estuary edge which is internationally designated. The site would also be at the edge of a C2 flood zone. Access opportunities appear to be impractical.

## Llanychaer

Site ID	Site name	Reasons it does not accord
505	Garage Opposite Glanafon, Llanychaer	The site slopes steeply which would limit the available developable area of land. Would also need to consider the impact of development at this location on its surroundings. Development would also be likely to cause loss of privacy and amenity to the property to the north.
740	Bridge Street, Llanychaer	The land is within a fluvial flood plain.

## Manorbier

Site ID	Site name	Reasons it does not accord
729	East of B4585, Manorbier	Consultations have revealed that there may be objections in relation to a major aquifer. There is also concern relating to the potential impact on a registered historic landscape, the potential prominence of development, loss of the hedge and impact on the Conservation Area.
772	Land opposite Dewing Avenue, Manorbier	The site is not well related to the existing development of Skrinkle and would erode the important gap between the separate areas of Skrinkle and Manorbier which is important visually and in relation to the landscape and character of the area. Dyfed Archaeology indicate that there may be an impact on the registered historic landscape.
784	Field No 0917, North of Brynawelon, Manorbier	This site would sit behind the existing dwelling and has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12. The development of a dwelling here would not sit well with the existing developed area of Manorbier, and would be an extension into the countryside.
788	Rose Cottage, Manorbier - North	This site would introduce development into the countryside in a visually prominent location. There is limited capacity for further development off this road, because of the highway capacity. Dyfed Archaeology indicate that there may be an impact on a registered historic landscape, and archaeological remains may also be a consideration.
796	Enclosure No 5824 (west part of), Pembroke Road, Manorbier	This site would introduce development into the countryside in a visually prominent frontage location. There is limited capacity for further development off this road, because of the highway capacity. This site would create ribbon development which should be avoided (Planning Policy Wales, para 9.3.1), and would contrast with the historic core of Manorbier. Development along this frontage could also be detrimental to the setting of the conservation area.
799	Briars Cross, Manorbier	This site is away from any Centre and development would be visually intrusive. Dyfed Archaeology, using a desk study indicate that the development of the site may have an impact on the registered historic landscape.
811	Land Adj to Tarr Farm, Manorbier	Development at this site would be visually prominent within the conservation area. It would sit above adjacent property to the south and west and would create issues of amenity and over looking, as it is located on a rocky outcrop.

## Manorbier

Site ID	Site name	Reasons it does not accord
815	Land to west of Skrinkle estate, Manorbier	The site would erode the important gap between the separate areas of Skrinkle and Manorbier which is important visually and in relation to the landscape and character of the area. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape, and archaeology may exist here.
820	Between Park Farm Caravan site and South Norton House, Manorbier	This site would introduce development into the countryside in a visually prominent location. There is limited capacity for further development off this road, because of the highway capacity.
826	Rose Cottage, Manorbier - South	This site would introduce development into the countryside in a visually prominent location. There is limited capacity for further development off this road, because of the highway capacity.
832	Land adjacent to Windy Ridge, Manorbier	Development of this site would have a detrimental impact on the landscape and character of Skrinkle and its setting.
841	Adj Skrinkle Estate, Manorbier	The development of this site would extend Skrinkle Manorbier into the countryside in a location which is visually intrusive. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape. There may also be archaeological remains.
852	Harpers Hall, Manorbier	The site is away from any Centre, and in a visually prominent location. A desk based study by Dyfed Archaeology indicates that there may be an impact on the registered historic landscape.
863	Land adj Rosendale Park Lydstep/M'bier cross roads	The site is in the countryside and a considerable distance from any Centre.

## Marloes

Site ID	Site name	Reasons it does not accord
501	Land to the east of Marloes	Development of this site would constitute a significant incursion into the countryside. The land on this side of the village is open farmland with no visual containment. Development of this site would create visual intrusion and therefore harm the special qualities of the National Park.
713	Foxdale, Glebe Lane, Marloes	This land is beyond the acceptable and established boundaries of the village. Development would constitute sporadic development in the countryside.

## Marloes

Site ID	Site name	Reasons it does not accord
725	Land West of The Fold, Marloes	This land is beyond the established and acceptable extent of the village and its development would constitute a significant incursion into the countryside. The land at this side of the village is open farmland with no visual containment. Development at the rear of the line of existing properties would constitute backland development.
892	Land adjoining St Peters Church, Marloes	The site is elevated above the existing properties along the village road and development here would be visually intrusive within the open countryside around Marloes. Development of this site would be harmful to the linear character of the village and to the special qualities of the National Park.

## Milton

Site ID	Site name	Reasons it does not accord
464	Land north of Paskeston Road at Milton	Part of this site has already been developed at the road frontage. Access to the rear part of the site has not been retained. This remaining undeveloped part of the site forms part of a larger field, not well related to existing development, and would create backland development.

## New Hedges

Site ID	Site name	Reasons it does not accord
756	Land opp Park House Hotel, New Hedges	The site proposed for caravan and camping use would provide a significant visual intrusion in an area of attractive countryside, at a location which is otherwise well served by existing caravan and camping developments.
850	Park House Cottage land opp Park House Health Centre, Tenby	This site would introduce visually intrusive development into a significant countryside gap between the built areas of Tenby and New Hedges and which serves as a visual break between these Centres.

## Pontfaen

Site ID	Site name	Reasons it does not accord
460	Land between Llysgwaun & Jabes Chapel Cemetery, Pontfaen	This is a significantly wooded area of sloping land in Pontfaen. Development of this site would have a detrimental effect on the landscape.



## Roch

Site ID	Site name	Reasons it does not accord
761	Northeast/East of Roch Castle	Development of this site would have a considerable adverse impact on the setting of the castle and thus the special qualities of the National Park.
872	Land adj Roch Village and Rochgate Motel, Roch	This site is to the west of the A487 which defines the western village boundary and its development would represent an incursion into the countryside and be harmful to the special qualities of the National Park.

## Solva

Site ID	Site name	Reasons it does not accord
452	Land between St Brides view and the recreation field, Solva	Site is landlocked.
598	Land south west of Bro Dawel, Solva	This is a narrow strip of land at the rear of houses within an estate and is too narrow to realistically accommodate development.
599	Site to the south of Bro Dawel, Solva	This is a narrow strip of land at the rear of houses within an estate and is too narrow to realistically accommodate development.
601	Land to the fore of 14 St Brides View, Solva	This is a private front garden of an existing property which is characteristic of the properties in this part of Solva. Its development would create amenity and privacy issues and over-development of the land.
602	Land to the fore of 16 St Brides View, Solva	This is a private front garden of an existing property which is characteristic of the properties in this part of Solva. Its development would create amenity and privacy issues and over-development of the land.
603	Rear of Yr Hafan, Solva	This is a steeply sloping domestic garden and its development would result in overcrowding of the site and surrounding properties.
604	Village Green, Solva	This is the village green in Solva and is an important amenity area for the village.
787	Field behind Anchor Down, (Quarry Field) Solva	Development of this site would compound that already too close to the northern skyline. Access from the west, as suggested by the landowner is contrived and would cause visual intrusion and be harmful to the special qualities of the National Park.

## St Ishmael's

Site ID	Site name	Reasons it does not accord
785	Adj to Burgage Green Close, St Ishmaels	Development of this site would be unacceptably visually intrusive and extend development into the countryside. Construction of the access to this land would affect the layout already being built on the site allocated in the JUDP for 5 units and being considered in the LDP under reference 381.
810	25 Burgage Green Road, St Ishmaels	Development of this site would be unacceptably visually intrusive and extend development into the countryside. Access to the site cannot be achieved without development of the site to the south which itself is constrained by access and visual impact.
817	The Shop, 5 Burgage Green Road, St Ishmaels	Development of this site would be unacceptably visually intrusive and extend development into the countryside.
833	Land adj Bali Hai, Burgage Green Rd, St Ishmaels	The site is on rising land to the north of St Ishmaels beyond the existing extent of the village and its development would cause an incursion into the countryside which would be harmful to the special qualities of the National Park.
886	Site D Lindsway Villas, St Ishmaels	Development in this location would extend development into the countryside which would be visually conspicuous in the wider landscape and therefore harmful to the special qualities of the National Park.
887	Site C Trewarren Road, St Ishmaels	Development of this site would be visually intrusive, extend into the countryside surrounding the village and create ribbon development along the road.
888	Sites A1-A4+B off Trewarren Road, St Ishmaels	Development of this site would be visually intrusive and extend into the countryside surrounding the village.

## Summerhill

Site ID	Site name	Reasons it does not accord
726	North of Morgans Way, Summerhill	The National Trust (land owner) indicate that this site is held inalienably by the Trust, and that there is no realistic chance of the site being made available for development during the plan period.

## Trefin

Site ID	Site name	Reasons it does not accord
855	Ffordd Abercastell, Trefin	Development of this prominent site would be visually intrusive and harmful to the special qualities of the National Park.

## Trefin

Site ID	Site name	Reasons it does not accord
856	Heol Crwys, Trefin	The site extends well beyond the extent of the settlement to the north and would constitute a significant encroachment into the open and exposed countryside to the north, especially when viewed from the west. Development of this site would therefore be harmful to the special qualities of the National Park.

## Countryside

Site ID	Site name	Reasons it does not accord
497	Part of SN1430 9637, Mynachlogddu	This site is located on rising land above Mynachlogddu and would introduce incongruous development in the countryside.
498	Land adjoining Skerryback Cottage near Sandy Haven	Development at this location introduce incongruous development in the countryside.
503	Land adjacent to Elderbush Farm and Rosemont, Broadway	Further to the granting of permission by Pembrokeshire County Council for residential development on the land to the east of this site, it has become an infill frontage plot. However, consultations have revealed that there are problems with the capacity of sewage treatment works at this catchment, with phased development after 2010. Attaining visibility for development at the site would also require the removal of all the hedge fronting the road, which would be detrimental to the character of this area.
504	Enclosure 7059 at Moylegrove	Development in such depth is not a characteristic of Moylegrove and if allowed here this would cause noticeable environmental harm to these generally rural surroundings.
714	West Farm, Castlemartin	This part of Castlemartin is characterised by sporadic and frontage development. This site, which has agricultural buildings on it at present, would extend residential development to the rear of existing development, which would be out of keeping with the character of this part of Castlemartin.
716	Land at Merrion, Castlemartin	This site does not form part of Castlemartin, and would introduce development in the countryside.
717	Land at Merrion, Castlemartin	This is an extensive site which would extend Castlemartin into the countryside. This site would not provide an appropriate opportunity for rounding off or infilling at Castlemartin. A tree preservation order at the north of the site may also constrain development.

## Countryside

Site ID	Site name	Reasons it does not accord
718	Land at Merrion, Castlemartin	This extensive site would constitute a significant incursion into the countryside to the north of existing development, significantly altering its character. There is a small area of TPO'd trees within the site.
763	Moylegrove Car Park	The site is within the fluvial flood plain of the Nant Ceibwr.
780	Fernhill Farm, Manorbier Newton	This site would introduce frontage development which would contribute to ribbon development at this location. The site is considered to be at a non-sustainable location for public transport. There may be archaeological potential at the site.
782	Dolau Isaf, Mynachlogddu	This site is located on rising land above Mynachlogddu and would introduce incongruous development in the countryside.
793	Land off Rosebush Terrace, Rosebush	Development of this site would extend development into the countryside which would be visually intrusive and damaging to the special qualities of the National Park.
795	Section of field to the west/adjoining St Twynells village	This site would extend St Twynells into the countryside and would be visually intrusive. There is also the potential for archaeological remains which are a consideration.
797	Newton House, Manorbier Newton (paddock)	The development of this site would create ribbon development on the edge of Manorbier Newton, and would be located within C2 flood zone where highly vulnerable development, including residential should not be permitted. Development here would be in a non sustainable location and could be detrimental to biodiversity considerations.
798	Newton House, Manorbier Newton (barn)	The development of this site would extend Manorbier Newton to the west into the countryside, and would result in the loss of a wooded area. The site is considered to be in a non- sustainable location for public transport.
800	Land at Newton Farm, Manorbier Newton	This site would sit behind the existing dwelling and has the potential to form tandem development, contrary to the guidance of Planning Policy Wales at paragraph 9.2.12. The development of a dwelling here would not sit well with the existing developed area, and is considered to be an unsustainable location for public transport.

## Countryside

Site ID	Site name	Reasons it does not accord
801	Land at Newton farm	This site would introduce development in the countryside, on a site which has wood and scrub. Development is likely to be detrimental to biodiversity, and at a site considered to be an unsustainable location for public transport. The southern part of the site is within a C2 flood zone.
802	Land at Newton farm, Manorbier Newton	The development of this site would create ribbon development on the edge of Manorbier Newton, and would be located within C2 flood zone where highly vulnerable development, including residential should not be permitted. The site is at a location where further development is considered non sustainable for public transport.
804	Land at Newton Court Farm, Manorbier Newton	Whilst the western part of the site, currently garden space, has the potential for a single unit which would not impact on the historic landscape and would not extend into the countryside, the site is considered to be in a non sustainable location for public transport and development is not supported.
805	Land at Newton Court Farm, Manorbier Newton	This site is beyond the established extent of Manorbier Newton, and development of this site would extend Manorbier Newton into the countryside, be visually intrusive, and at a non sustainable location for public transport.
808	Field adj the Green, Lydstep	The site would extend significantly into the countryside at the edge of Lydstep, and CCW consider that development may result in the loss of areas of scrub or woodland.
809	Field Adj Lydstep Court, Lydstep	This site would create a ribbon development which should be avoided (paragraph 9.3.1 of Planning Policy Wales) and extend the built area into the countryside. Development would not be able to access onto an adopted highway. This track cannot support further development due to width and capacity. There may also be concerns relating to archaeology at the site.
818	Land Adj Montana, Cresselly - Site A	The frontage development of this site would extend development into the countryside which would have a visual impact. Also, development here would create a series of individual accesses at a location where further development would not be sustainable. Site is isolated from the highway. Development of this site would not be supported.
819	Land Adj Montana, Cresselly - Site B	Development here would create a series of individual accesses at a location where further development would not be sustainable. Development of this site would not be supported for these reasons.

## Countryside

Site ID	Site name	Reasons it does not accord
822	Rear of Broadway filling Station, Broadway	Development of the frontage of this site would contribute to creating a ribbon of development along the road. Development of the wider site would encroach into the surrounding rolling countryside. Satisfactory access into the site cannot be achieved.
823	Opposite Broadway Farm, Broadway	This is a contrived site within the corner of a field, separated from Broadway by means of a main road. Development here would introduce buildings into the undeveloped countryside and be damaging to the special qualities of the National Park. Satisfactory access into the site cannot be achieved.
837	The Plot, Summerhill Lane, Manorbier Newton	The site would introduce development into the countryside, at a site which is at least partly wooded, and at a location where further development would not be sustainable for public transport.
846	Part os1500, Manorbier Newton	The site is within the countryside and away from any Centre, and at a non sustainable location for public transport. The site is also within the C2 flood zone where residential development should not be permitted.
847	Land adj Cooper Lake, Manorbier Newton	The site is within the countryside and away from any Centre, and at a non sustainable location. The site is also within the C2 flood zone where residential development should not be permitted.
857	Hafod Grove Farm Site A, Moylegrove	Development of this site would result in a clear incursion into the countryside and totally dominate the small village of Moylegrove. Development of even part of this site would be poorly-related to the village or create ribboning of development.
858	Hafod Grove Farm Site B, Moylegrove	Development of this site would result in a clear incursion into the countryside and totally dominate the small village of Moylegrove. Development of even part of this site would be poorly-related to the village or create ribboning of development.
859	Land at Foxhall, Llangwm	This site is not generally visible within the wider landscape. Development here would also be likely to be on Grade 2 agricultural land, one of the best agricultural grades.
861	Newton Lodge, Manorbier Newton	This site would extend development into the countryside and which would be in an unsustainable location for public transport.

## Countryside

Site ID	Site name	Reasons it does not accord
862	Opp Broadlands A487, Nr Llandruidion and Nine wells, St Davids	Although a small business park has been established at this location it was originally based on businesses linked to agriculture and needing to be in this location. Further development at this location would create incongruous development in the countryside.
868	Maes Golau, New Road, Newport	Development of the site would constitute development in the countryside and be harmful to the special qualities of the National Park.
873	Land to rear of Freshwater Inn, Freshwater East	This site is part of an open area of land forming a transitional area between the main line of properties along the road and the more rugged vegetated sand dunes below, known as the Burrows. The site would be visually prominent close to the top of land rising from the shore, and development here would introduce an isolated structure, poorly related to the main part of Freshwater East, and be a harmful intrusion into the Burrows area.
874	Land at Carnhedryn, Solva	Development of this site would be visually intrusive within this landscape and dominate Carnhedryn. Even a partial development of this site would constitute an incursion into the countryside and be damaging to the special qualities of the National Park.
875	Cysgod y Garn, Mynachlogddu	Mynachlogddu is scattered and characterised by wide, undeveloped gaps between houses which allows the village to sit comfortably within the remote landscape without dominating it. Closure of these gaps with development would alter the character of the village by creating a block of development, thus negatively impacting on the special qualities of the National Park.
882	Land at Llandruidion south of A487 (Site A)	Residential development at this location would be visually intrusive and out of character, and therefore harmful to the special qualities of the National Park. Development at this location would not accord with the strategy of the plan which is to strictly control development outside the identified areas.
883	Land at Llandruidion north of A487 (Site B)	Residential development at this location would be visually intrusive and out of character and therefore harmful to the special qualities of the National Park. Development at this location would not accord with the strategy of the plan which is to strictly control development outside the identified areas.
885	Parc-Bach, Rhodiad-y-Brenin	Development here would be visually intrusive and harmful to the special qualities of the National Park.
889	Field adj The Barn, Clay Park, Manorbier	The site is away from any Centre and would extend new build development into the countryside.

## Countryside

Site ID	Site name	Reasons it does not accord
893	Vinlen Cottage, Lydstep	The majority of this site sits within the countryside and does not relate well to the built area of Lydstep.
899	Field south of Cowpark Lane, Manorbier Newton	This site is away from any centre, and located in a prominent countryside location on the approach to Manorbier Newton which does not have any facilities and development here is considered unsustainable for public transport.

## Potential sites failing at stage 3

### Countryside

Site ID	Site name	Reasons it does not accord
388	Rosebush - Near Belle Vue	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. Improved public transport to other centres would allow further consideration of this site for development.
754	Land west of Hilton Crest, Nolton	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. Improved public transport to other centres would allow further consideration of this site for development. 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.
896	Banc-y-Ffynon, Dinas Cross	Whilst this is a secluded site, well screened from the road it is located between Dinas Cross and Fishguard and not within comfortable walking distance of the services and facilities. It therefore fails the sustainability appraisal stage.

## Potential sites failing at stage 4

### Manorbier

Site ID	Site name	Reasons it does not accord
853	The Garage, Manorbier	The existing repair garage represents a community facility under Policy 36 Community Facilities and Infrastructure Requirements, which will need to be addressed prior to this site being suitable for alternative development.



## Solva

Site ID	Site name	Reasons it does not accord
736	North of Bro Dawel, Solva	Current need for housing growth indicates that the development of this site is not necessary.