

Sustainability Appraisal of the Pembrokeshire Coast National Park Local Development Plan Deposit Version December 2009

Appendix G: Detailed Appraisal matrices for Local Development Plan Allocations

Community Facility allocations (Local Development Plan Policy 36)

CP828 Manorbier Station		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site is not in agricultural use
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The additional car parking provided by this site will increase community accessibility to the train station and have a positive outcome for private car use overall.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	This site is at the North of Manorbier Station and bounded by the railway to the north. A well planned development and appropriate materials will help to integrate this development.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will enable greater access to public transport this will not necessarily impact upon greater numbers taking part in recreational activity.
5. Increase the number of visitors	0	The development will not achieve this aim

using the National Park outside the peak visitor season.		
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flood. Design should incorporate sustainable design principles.
7. Reduce factors contributing to climate change.	++	The reduction in overall use of private car is likely to have a positive effect on this aim.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The provision of a car park will help the local community access services.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	This development will not help to achieve this aim.
10. Maintain the cultural distinctiveness of communities.	+	The car park will not negatively impact upon cultural distinctiveness.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this sustainability objective, as its goal is to avoid negative effects on minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to not affect levels of waste, but may impact on waste disposal requirements at the car park.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.

14. Maintain and enhance biodiversity both within and outside designated sites	+	There is the potential for improved planting as part of this development.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and Environment Agency.
Overall assessment and suggested changes		This development will provide improved access to public transport facilities and sustainable design principles and planting can benefit sustainability objectives
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

CP829 Land at Saundersfoot Railway Station, Pentlepoir		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This site is not currently agricultural land
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The additional car parking provided by this site will increase community accessibility to the train station and have a positive outcome for private car use overall.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	This site is to the east of Saundersfoot station and bounded by the railway access to the west. A well planned development and appropriate materials will help to integrate this development.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will enable greater access to public transport this will not necessarily impact upon greater numbers taking part in recreational activity.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flood. Design should incorporate sustainable design principles.
7. Reduce factors contributing to climate change.	++	The reduction in overall use of private car is likely to have a positive effect on this aim.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The provision of a car park will help the local community access services.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	This development will not help to achieve this aim.
10. Maintain the cultural distinctiveness of communities.	+	The car park will not negatively impact upon cultural distinctiveness.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of

		the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	0	This site forms part of a mosaic of woodland and agriculture and undoubtedly makes an important contribution to ecological connectivity which should be retained as well as opportunities for enhancement of biodiversity sought.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Comments are awaited from Dwr Cymru and Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

Employment and mixed use allocations (Local Development Plan Policy 30)

MA706 Upper Park Road, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is a site with existing development on it within Tenby
2. Decrease the length and number of journeys made by	++	This site is within walking distance of a good range of facilities within Tenby

private car to and within the National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The sensitive redevelopment of this site can make a significant contribution to the townscape of Tenby.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within a flood zone. Development should incorporate energy efficiency and sustainable development proposals
7. Reduce factors contributing to climate change.	+	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural	+	This is a small site, but other sites have also been identified for development within Tenby. Phasing will be required to protect the culture of the community. A positive outcome is dependent on a large proportion of

distinctiveness of communities.		the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	0	This site is urban and without any habitat attached to it. It is likely that any measures which can be incorporated will be minimal
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		Redevelopment of this site has the potential to significantly improve the townscape of this part 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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA707 White Lion St/Deer Park, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site has existing development within Tenby.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	This site is well located in relation to the main retail and other facilities at Tenby town centre
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Redevelopment of the site, incorporating listed and historic development can enhance the townscape of this part of Tenby.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.

7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This site will introduce a moderate number of residential units within Tenby. Other, larger sites have also been identified at Tenby. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	This site is urban in nature, and it is likely that any habitat enhancement will be marginal. <u>There is uncertainty regarding effects on the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas, and Habitat Regulations Assessment should be</u>

		<u>carried out at project level.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. <u>There is uncertainty regarding effects on the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas, and Habitat Regulations Assessment should be carried out at project level.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA710 Sergeants Lane, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is a brownfield site which will reuse the existing buildings
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within the town centre of Tenby and will contribute to the services here, as well as providing residential accommodation close to services
3. Conserve and enhance landscapes, townscapes and	++	Sensitive redevelopment will have a positive contribution to the townscape of this part of Tenby, which is currently run-down.

seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	++	The site is not within an area liable to flood. Development will make use of existing buildings and incorporate energy efficiency and sustainable design principles
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, particularly for the occupiers of the commercial units, and affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	++	The redevelopment of this area will help to enhance the attractiveness of Tenby, and support its distinctive shopping character.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Biodiversity such as bats may be present within the existing buildings. Provision will need to be made to accommodate existing biodiversity and the potential to enhance habitat through the planning process
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA232 Land adjacent to the Business Park, Feidr Pen y Bont		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and	++	This site is within an area given outline planning permission for employment use and which has been taken out of agricultural use since the early 1990s.

enhancing landscape, biodiversity and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within or adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard, Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is at the edge of the town and is well screened by existing buildings and landscaping. Additional planting will assist in further assimilation with the landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is within walking distance of a good range of services and there is a bus service to larger centres which should reduce the need to travel by car. The site is not in an area liable to flooding.
7. Reduce factors contributing to climate change.	++	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is within or adjacent to Newport and minimises the need to travel by car
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The development proposed here is for mixed live work units which offers opportunity to create employment and housing in the town.

9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site is in an accessible location with good public transport, walking and cycling opportunities.
10. Maintain the cultural distinctiveness of communities.	++	The development of this site would accommodate small scale employment and housing needs thus helping to maintain the cultural distinctiveness of this community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites		the site is currently improved grassland. There may be opportunity for habitat creation within the site through the planning process. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid these effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA777 Rear of Cambrian Hotel, Saundersfoot		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore

and volunteering opportunities.		enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.		
10. Maintain the cultural distinctiveness of communities.		
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.

provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites		
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		
Overall assessment and suggested changes		Already granted planning permission (06/389) and an appraisal is not required.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA746 Between Glasfryn Road and Millard Park, St Davids		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This is an isolated field bounded to the south and west by roads, to the north by a dwelling and to the east by a small housing estate. The land is not of a high agricultural grade.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within walking distance of the good range of facilities and services within St Davids. The City is served by regular bus services to Haverfordwest and Fishguard with a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built	+	Carefully planned and sited new development could greatly enhance the boundary condition here and properly assimilate these edges of the city into the adjoining open landscape.

environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site provides an opportunity to accommodate small scale employment needs around the Peninsula with associated housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	++	The site provides an opportunity to accommodate small scale employment needs arising from within the community and so will assist in maintaining the cultural distinctiveness.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunity for habitat creation within the site through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

EA748 South of St Davids Assemblies		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity		

and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social	+	The site can be used to accommodate identified need for affordable housing.

mix of society.		
10. Maintain the cultural distinctiveness of communities.		
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites		
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA776 Land at Broad Haven north east of Marine Road		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the services and facilities in Broad Haven such as the shop and primary school. The village has a daily bus service to Haverfordwest which has a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Carefully designed and laid out development at this location which will provide an opportunity to assimilate the edge of the settlement into the landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and principles of sustainable design.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a large site and along with other sites suitable for development in Broad Haven offers opportunity for a considerable number of new dwellings. Development will need to be phased in order to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	This is a large site at the edge of the settlement and opportunities for habitat creation within the site will need to be identified as part of the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. 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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA895 Land part of Buttylands, Manorbier Station		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site comprises an existing caravan park and is not in agricultural use.
2. Decrease the length and number of journeys made by	++	This site is within walking distance of facilities at Manorbier Station and access is available to a daily bus service enabling access to a full range of services at Tenby. Manorbier Station also benefits from a train

private car to and within the National Park by both residents and visitors.		station which provides additional opportunities to reduce transport by car.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is visually well related to existing development and well contained.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater portion of residents and non residents are taking part in physical recreation in the Park and therefore enjoying health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flood. Design should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the plan requiring the highest standards of energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	This site can be used to accommodate a range of housing including identified need for affordable housing. Development will help to sustain local services.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural	+	This is a moderate size of development. Another site has also been identified at Manorbier Station and phasing is required to protect the culture of this community. A positive outcome will depend upon a large

distinctiveness of communities.		portion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those minerals.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park as displacement of waste generation will not eliminate its harmful effects.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There is the potential for habitat creation as part of the development process for this site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

MA733 Adjacent to School, St Ishmaels		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The land is not top grade agricultural land.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	-	The site is within walking distance of the small range of services available in St Ishmaels. The only bus service to the village is irregular and does not offer a realistic alternative to the car. The proposals at this site are unlikely to create sufficient demand to improve the bus service to the village, although combined with other proposals for this village, Marloes, Herbrandston and Dale there may be scope for developer contributions or increased demand to improve the service available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	This site is within a concave landform and is screened by existing development on a ridge to the south and enclosed by riparian vegetation to the west.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable development principles.

7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a large development within St Ishmaels and other sites have also been identified in the village. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Open spaces should be retained within the site to accommodate existing scrub. There may be opportunity to enhance the biodiversity of the site through the planning process. <u>There is potential for adverse effect on water quality and disturbance in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>

15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency. <u>The Habitat Regulations Assessment indicates issues with the capacity of the water and sewerage infrastructure which could give rise to adverse effects on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Overall assessment and suggested changes		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. <u>There is potential for adverse effect on the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

Housing allocations (Local Development Plan Policies 32 and 33)

HA377 Tenby - Brynhir		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	This site is greenfield and in use for agriculture, although it is not the highest grades of agricultural land
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	This site is within walking distance of a full range of services at Tenby.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their	+	High standards of design and layout are needed for this site which is at the edge of Tenby

components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flooding. Sustainable Urban Drainage will help to reduce the drainage impact of the development. Design should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	A significant number of dwellings can be accommodated within this site. Phasing will be needed to ensure the impact on the community and culture is protected. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat maintenance and creation within the site through the planning process. <u>There is uncertainty regarding effects on the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas. There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid these effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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. <u>There is uncertainty regarding effects on the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas. There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA723 former cottage Hospital Site, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is a previously developed site within the urban area of Tenby.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is well located for access to a full range of services within Tenby.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Redevelopment of the site has the potential to enhance the townscape of this part of Tenby.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flooding .Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This site would not threaten the cultural distinctiveness of the community. There are other, larger sites identified for development within Tenby, and phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this

of waste.		would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	++	This is a previously developed site, and there may be opportunity for habitat creation within the site through the planning process
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA724 Rectory Car Park, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site is an existing carpark within the urban area of Tenby.
2. Decrease the length and	++	This site is within walking distance of a range of facilities at Tenby.

number of journeys made by private car to and within the National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Sensitive redevelopment at this site has the potential to enhance the townscape and to contribute to the strongly defined architecture of the Esplanade
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.

10. Maintain the cultural distinctiveness of communities.	+	This site, in isolation is not likely to impact upon the cultural distinctiveness of Tenby. Other, larger sites have also been proposed, and phasing will be required to ensure that the impact on the culture and community is not threatened. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat creation within the site as part of the planning process. <u>There is uncertainty regarding effects on the Carmathen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas, and Habitat Regulations Assessment should be carried out at project level.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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. <u>There is uncertainty regarding effects on the Carmarthen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas, and Habitat Regulations Assessment should be carried out at project level.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA727 West of Narberth Road, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This land is a small terrace running between the A478 and a steep river valley. It has been used for grazing horses but is isolated from surrounding farm land.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within Tenby and is within a reasonable distance of a bus stop for the Tenby town service. There is a good range of services and facilities within the town.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The site is visually contained by the landform and mature trees and hedgebanks.

4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a modest development in Tenby and will not individually threaten the cultural distinctiveness of the community. Other sites have also been considered in the town, however and overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat creation within the site through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA752 Butts Field Car park, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	The site is largely an existing carpark within Tenby, and is not connected with the agricultural sector.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	This site is within walking distance of facilities at Tenby.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is well contained and will have a minimal impact on landscape. The height of the development will be an important factor.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. There are significant areas of woodland which should be excluded from the development site to ensure that there is a minimal adverse effect on biodiversity. Development should incorporate energy efficiency and sustainable design principles.

7. Reduce factors contributing to climate change.	+	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a large site, and phasing will be required to ensure that the impact on the cultural distinctiveness of the community is minimised. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Development at this site will be limited to the areas forming the existing car park and other development. Existing trees will be retained, and habitat at the car park may be enhanced through the planning process. <u>There is uncertainty regarding effects on the Carmathen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas. There is potential for effect on the</u>

		<u>Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid these effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. <u>There is uncertainty regarding effects on the Carmathen Bay and Estuaries Special Area of Conservation and Carmarthen Bay Special Protection Area particularly relating to water issues and potential in-combination effects with development in neighbouring Authority areas. There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA760 Reservoir Site, Tenby		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is a former reservoir site and is not used for agriculture
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents	++	This site is within walking distance of a range of services at Tenby

and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is well screened, and development would have a minimal impact on landscape. Well designed and located development within the site will be required to ensure that townscape and landscape is enhanced
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a relatively small site which will not individually affect the culture of Tenby. Large developments are also proposed at Tenby, and phasing will be required to ensure that the culture of the community is not threatened. A positive outcome is dependent on a large proportion of the housing being available at an

		affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat enhancement as part of the development of this site. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects or ensure effective mitigation measures are in place.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA750 Depot Site, Crymych		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is a brownfield site. Development would assist in decontamination of the site and provide opportunities for landscape enhancement of this edge of Crymych.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is at the edge of Crymych which has a modest range of facilities and services. Crymych has a regular bus service with good links to Cardigan with a full range of services and facilities and Narberth. The Preseli Green Dragon bus service operates from Crymych during the summer catering in particular for walkers.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Redevelopment of this site for residential use will provide an opportunity for enhancement and additional landscaping will help to assimilate the edge of Crymych into the landscape in a more sympathetic way.
4. Increase the number of residents and visitors taking part	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater

in physical forms of recreation (especially walking and cycling) and volunteering opportunities.		proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within a flood zone. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a redevelopment site for a relatively modest development in Crymych which will integrate within the settlement. It will not threaten the culture of this community provided a large proportion of the housing is available at an affordable rate to people within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).

13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	++	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	++	This site is to be redeveloped and there are likely to be opportunities for habitat creation within the site and the wider area, as part of the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA220 Caravan Park off Parrog Road, Newport		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	-	This development would use previously undeveloped land, although it is within a caravan site and so not in agricultural use. It is also well screened.
2. Decrease the length and number of journeys made by	++	The site is within or adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard,

private car to and within the National Park by both residents and visitors.		Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	This site is well screened and with careful design and siting will not impact on the landscape or townscape. The scale of the development would be well within an appropriate scale for the town and it would be well-related.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within a flood plain. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	++	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is within or adjacent to Newport and minimises the need to travel by car
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing. The site is in an accessible location with good public transport, walking and cycling opportunities.
10. Maintain the cultural	+	The scale of this development is appropriate for the town and will not individually threaten the culture of this community, but other sites have also been identified in Newport and overall phasing will be required. A

distinctiveness of communities.		positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Although this is a greenfield site the land is intensively used as a caravan park. There may be opportunities for habitat creation with this development.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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 the highest standards for energy efficiency due to the sustainable design policies of the Plan.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA609 East of Maes Curig, Newport		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The site is a lawned area at the entrance to a caravan park. It is well screened and minimises impact on the landscape.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within or adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard, Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The site is contained within the settlement of Newport and the scale of development proposed here is appropriate for the town. The development would be well-related to its immediate surroundings and wider environment.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within a flood plain. Development should incorporate energy efficiency and sustainable design principles.

7. Reduce factors contributing to climate change.	++	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is within or adjacent to Newport and minimises the need to travel by car
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing. The site is in an accessible location with good public transport, walking and cycling opportunities.
10. Maintain the cultural distinctiveness of communities.	+	The scale of this development is appropriate for the town and will not individually threaten the culture of this community but other sites have also been identified in Newport and overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat creation within the site as part of the planning process.

15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA825 North of Feidr Eglwys, Newport		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The land may be used for grazing, but is poor quality agricultural land.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is adjacent to the settlement of Newport and within walking distance of a good range of services and facilities within the town. The town has a regular bus service connecting to Fishguard, Haverfordwest and Cardigan, all of which have a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The western portion of this site is well-screened and can be made more so with additional planting to the east. Careful design and siting will allow it to assimilate into the landscape and townscape. The scale of development would be well within an appropriate scale for the town and it would be well-related.
4. Increase the number of	0	Though the development will increase the population and therefore the pool of residents that could be taking

residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.		part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within a flood plain. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. The site is within walking distance of the facilities and services in Newport. The town has a regular bus service to large centres.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	The site can be used to accommodate identified need for affordable housing.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing. The site is in an accessible location with good public transport, walking and cycling opportunities.
10. Maintain the cultural distinctiveness of communities.	+	The scale of this development is appropriate for the town and will not individually threaten the culture of this community, but other sites have also been identified in Newport and overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

12. Reduce the negative impacts of waste.		Development here is likely to marginally increase waste, though this is inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park) as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites		There may be potential for habitat enhancement within the site through the planning process. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid these effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Comments awaited from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. <u>There is potential for effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA385 St Davids - North of Twr-y-Felin		
SA Objective	Summary	Commentary
1. Economically viable agriculture	++	This site was formerly used for agricultural purposes but is part of a wider development and unused land is

and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.		used for temporary storage of building materials. There may be opportunities for improving biodiversity through habitat creation on this site.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is at the edge of St Davids and within walking distance of the good range of services and facilities within the City. The City has excellent bus services to Haverfordwest and Fishguard which have a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	St Davids Peninsula is an outstanding landscape and design of this development will be an important consideration.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within a area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.

communities.		
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This development has already been partially completed. Phasing of the remaining area, taking into consideration any other sites will be necessary to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunities for habitat creation within the site through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA737 St Davids West Glasfryn Road, St Davids		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The site comprises a strip of 3 fields. They are currently used for agricultural purposes but isolated by housing to the west and roads to the north, south and east and not high grade. The land is one of the few remaining opportunities to develop in this area of outstanding landscape.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is located immediately at the edge of St Davids and within walking distance of the good range of services and facilities within the City. St Davids has excellent bus links to Haverfordwest and Fishguard where a full range of services and facilities are available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	High standards of design and layout will be needed at this site which is at the edge of the City.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.

and volunteering opportunities.		
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.		The site is not within an area liable to flood. Design should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	The site is within walking distance of the facilities and services within St Davids and on an excellent bus route to Haverfordwest and Fishguard which have a full range of facilities and services. Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	A significant number of dwellings can be accommodated on this site. Phasing will be needed to ensure the impact on the community and culture is protected. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including	+	The Authority does not have SPG in place on developer contributions which would help inform this element

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There are opportunities for habitat creation as part of the development of the site. <u>There is potential for effect on the North West Pembrokeshire Commons and St David's Special Areas of Conservation, and the Ramsey and St David's Peninsula Coast Special Protection Area. Habitat Regulations Assessment should be carried out at project level to avoid these effects or ensure effective mitigation measures are in place.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. <u>There is potential for effect on the North West Pembrokeshire Commons and St David's Special Areas of Conservation, and the Ramsey and St David's Peninsula Coast Special Protection Area. Habitat Regulations Assessment should be carried out at project level to avoid adverse effects.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA789 Adj Ysgol Bro Dewi, Nun St, St Davids		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.		

2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.		

10. Maintain the cultural distinctiveness of communities.		
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites		
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA704 Junction of Sandyke Road and Millmoor Way, Broad Haven		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This land is an amenity area within existing housing.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the services and facilities within Broad Haven. The village has a daily bus service to Haverfordwest where there are a full range of services and facilities available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	Development of this site will use land currently used for amenity purposes. The site is at a junction of two roads with other open and amenity land in close proximity. The prominent location of this site will necessitate very careful design and siting of development.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.

7. Reduce factors contributing to climate change.	+	The site is within walking distance of some services and there is a bus service to Haverfordwest which may help to reduce car use. Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	A number of sites have been identified for development in Broad Haven. Overall phasing will be required to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunity for habitat creation through the planning process. <u>There is potential for adverse effect on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>

15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency. <u>The Habitat Regulations Assessment indicates issues with the capacity of sewage treatment facilities which could give rise to adverse effects on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Overall assessment and suggested changes		The site is within a settlement 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. <u>There is potential for adverse effect on the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA734 South of Driftwood Close, Broad Haven		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This site is part of a single field contained by housing to the north, a dwelling to the south and a road to the west. It is modest in size and on a steeply sloping site which is unlikely to be of high value for agricultural use.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the services and facilities in Broad Haven. The village has a daily bus services to Haverfordwest which has a full range of services and facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special	++	There is opportunity for residential development between the edge of the settlement and the occasional buildings on higher ground which will also provide an opportunity to assimilate the edge of the settlement into the landscape.

qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	A number of sites have been identified for development in Broad Haven. Overall phasing of development will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Habitat creation within this site may be possible through the planning process. <u>There is potential for adverse effect on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency. <u>The Habitat Regulations Assessment indicates issues with the capacity of sewage treatment facilities which could give rise to adverse effects on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Overall assessment and suggested changes		The site is within a settlement 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. <u>There is potential for adverse effect on the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA382 Castle Way, Dale		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and	+	This is a single field of modest size within the settlement of Dale.

enhancing landscape, biodiversity and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	-	The site is within walking distance of only limited facilities within Dale. The only bus service is infrequent and does not provide a realistic alternative to the car. The limited number of dwellings proposed at this site is unlikely to create sufficient demand to improve the bus service to the village, although combined with proposals for this village, Marloes, Herbrandston and St Ishmaels there may be scope for developer contributions to improve the service available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The site is within a row of existing housing. Development along the site would be in keeping with the linear pattern of development within the village.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	-	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency. There are currently no alternatives to the private car to access all but limited services and facilities.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.

9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	Some phasing may be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Habitat creation within the site may be possible through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA387 Dinas Cross - Opposite Bay View Terrace		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This site occupies a portion of a large field in agricultural use but which makes up part of the road frontage. The land is not a high grade of agricultural land.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the services available in Dinas Cross. The village has a frequent bus service to Fishguard and Cardigan which have a full range of services available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is within the settlement of Dinas Cross with a roadside frontage along the main road. Development here would maintain the linear character of the settlement.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore

and volunteering opportunities.		enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a small site which would not threaten the cultural distinctiveness of the community. Other sites are also available within Dinas however and overall phasing may be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including	+	The Authority does not have SPG in place on developer contributions which would help inform this element

health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population		of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	-	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. Further exploration of the site is required in the summer months to determine the importance of the contribution of this site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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. Further exploration of the site is required in the summer months to determine the importance of the contribution of this site. As the site is acceptable in terms of other sustainability appraisal criteria it is classed as being acceptable for development at the present time. This status may alter following further assessment of the site.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA749 West of Playing Field, Dinas Cross		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	The site does not use land in agricultural use.

2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within walking distance of the services available in Dinas Cross. The village has a frequent bus service to Fishguard and Cardigan which have a full range of services available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is well screened and a row of houses would respect the existing linear character of the settlement.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.

10. Maintain the cultural distinctiveness of communities.	+	This is a small site which would not threaten the cultural distinctiveness of the community. There are other sites identified for development in Dinas, however and therefore overall phasing will be required. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	--	This site comprises semi-improved neutral grassland, surrounded by scrubby field margins. Both habitats support a variety of breeding birds and small mammals. On the seaward side of the informal path alongside the public conveniences the field is dominated by rush pasture, with scrub developing on the margins. Both of these areas are part of a suite of semi-natural and semi-improved habitats in this part of Dinas Cross which make an important contribution to biodiversity within the settlement boundaries. Development of the site would result in a loss of biodiversity within and beyond the site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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. This site comprises semi-improved neutral grassland, surrounded by scrubby field margins. Both habitats support a variety of breeding birds and small mammals. On the seaward side of the informal path alongside the public conveniences the field is dominated by rush pasture, with scrub developing on the margins. Both of these areas are part of a suite of semi-natural and semi-improved habitats in this part of Dinas Cross which make an important contribution to biodiversity within the settlement boundaries. Further exploration of the site is required in the summer months to determine the importance of the contribution of this site. As the site is acceptable in terms of other sustainability appraisal criteria it is classed as being acceptable for development at the present time. This status may alter following further assessment of the site.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA732 East of Herbrandston Hall, Herbrandston		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The land is currently in agricultural use, but is not of the highest grades.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	-	The site is within walking distance of the limited services and facilities in Herbrandston. The bus service to Herbrandston is very infrequent and so residents would be dependent on car travel to access services and facilities further afield. There are, however other sites being proposed for development in Herbrandston and the wider area and cumulatively they may provide sufficient demand for an improved bus service.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their	+	The site is well-screened by the topography and existing buildings. Development should be kept well back from the watercourse at the southern end of the site to provide ecological continuity with other habitats.

components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	The number of properties that this site can accommodate is significant, especially when considered alongside land with existing planning permission for development and other sites identified for development within the village. Phasing of development beyond the Plan period will be required to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

present level and the potential biodiversity and landscape gains of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Development should be kept well back from the watercourse at the southern end of the site to provide ecological continuity with other habitats. Further habitat creation within the site may be possible through the plan process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA436 North of Landway Farm, Jameston		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	The site forms part of an agricultural holding, but is separated from the main agricultural land by farm buildings to the south
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the limited facilities and serves in Jameston. The village is on a bus route with daily services to Pembroke and Tenby where is a good range of facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	Site is well enclosed by existing development, and is not visually prominent within the wider landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.

7. Reduce factors contributing to climate change.	+	Housing will be build according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is not a large site. Another site is identified within Jameston, and overall phasing may be required to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be the opportunity to create habitat as part of the planning process.
15. Promote sustainable use of,		Awaiting comments from Dwr Cymru and the Environment Agency.

and maintain and enhance the quality of, inland and coastal waters.		
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA730 Opposite Bush Terrace, Jameston		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	This site makes up a portion of two larger agricultural fields. They are not a high grade of agricultural land, the agriculture here is intensive, with post and wire fence evident.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the limited facilities and services in Jameston. The village is on a bus route with daily services to Pembroke and Tenby where is a good range of facilities.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The development will require the introduction of firm boundary treatments to provide defensible boundaries. The potential to improve the views onto large scale agricultural buildings within the same ownership, but outside the site should also be explored. A planted buffer zone is required to the south to help integrate the site within views to the south, and will provide an enhancement
4. Increase the number of	0	Though the development will increase the population and therefore the pool of residents that could be taking

residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.		part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a relatively large site. Overall phasing may be required to protect the cultural identity of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of

		the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be the opportunity to create habitat as part of the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		Development of this site may help to improve public transport to this settlement, 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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA821 Green Grove, Jameston		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	This site comprises a large agricultural shed and curtilage. The relocation of the shed to enable development will be critical to the development of this site and to the effect on this sustainability objective
2. Decrease the length and	+	This site is within walking distance of facilities at Jameston and a daily bus service is available providing

number of journeys made by private car to and within the National Park by both residents and visitors.		access to a full range of services at Tenby
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	This site is at the edge of the settlement of Jameston and development will maintain the character of the settlement
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flood. Design should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This site can be used to accommodate identified need for affordable housing.

10. Maintain the cultural distinctiveness of communities.	+	This is a small site which would not threaten the cultural distinctiveness of the community. Other sites are also available within Jameston and phasing overall is required. A positive outcome is dependent on a large proportion of housing being available at an affordable rate to people within the local community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	Habitat creation can form part of the planning process for this site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		Development of this site may help this settlement 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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA559 Adjacent Home Farm, Lawrenny		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	0	The site is mostly occupied by agricultural buildings, and farm house. Development will require the relocation of these buildings to a suitable site in relation to landscape and biodiversity issues.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	-	There is no bus service to Lawrenny although there are limited sports and recreational facilities and a village shop.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is well located in relation to existing development within the village. Careful design and siting will be needed to minimise the impact within the landscape.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling)	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore

and volunteering opportunities.		enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is within an area which is not liable to flooding. Development should incorporate energy efficient and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, when needed, as much affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a large site for the village of Lawrenny. Phasing will be required to help maintain cultural distinctiveness of the community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities,	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Much of the site is occupied by agricultural buildings. Development may need to cater for species such as bats and barn owls which may be present on the site. <u>There is potential for adverse effect on water quality and disturbance in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency. <u>There is potential for adverse effect on water quality in the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Overall assessment and suggested changes		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. <u>There is potential for adverse effect on the Pembrokeshire Marine Special Area of Conservation. Habitat Regulations Assessment should be carried out at project level to ensure these effects are avoided.</u>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA848 Field opp Manorbier VC School, Manorbier Station		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site is not in agricultural use.

2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	This site is within walking distance of facilities at Manorbier Station and access is available to a daily bus service enabling access to a full range of services at Tenby. Manorbier Station also benefits from a train station which provides additional opportunities to reduce transport by car.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is visually well related to existing development and well contained
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flooding. Design should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the plan requiring the highest standards of energy efficiency
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	This site can be used to accommodate a range of housing including identified need for affordable housing. Development will help to sustain local services
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This site can be used to accommodate identified need for affordable housing

10. Maintain the cultural distinctiveness of communities.	+	This is a moderate size of development for Manorbier Station. Another site has also been identified for development at Manorbier Station and phasing is required to protect the culture of this community. A positive outcome will be dependent upon a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	0	This site comprises deciduous trees and scrub. Development will need to retain as many trees as possible and retain ecological connectivity to maintain biodiversity. There is also the potential for further habitat creation within the site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and Environment Agency

Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA813 Rear of Cross Park, New Hedges		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This site occupies the majority of two agricultural fields. They are not a high agricultural grade.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	This site is within walking distance of services within New Hedges and a frequent bus service is available to Tenby where a full range of services is available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is at the edge of the settlement and high standards of design and layout will be needed
4. Increase the number of residents and visitors taking part in physical forms of recreation	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore

(especially walking and cycling) and volunteering opportunities.		enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This area is not within an area liable to flood. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	This site can be used to accommodate identified need for affordable housing
10. Maintain the cultural distinctiveness of communities.	+	Phasing is required for this. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities,	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.

social facilities and retail provision) continue to meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	++	This site is comprised of semi-improved grassland with field boundaries and field trees. Additional planting to achieve green buffers and other measures through the planning process will provide the opportunity for habitat creation through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency
Overall assessment and suggested changes		<p>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.</p> <p>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.</p>
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA384 Solva - Adjacent to Bro Dawel		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site is currently used as a football pitch and is not in agricultural use.
2. Decrease the length and number of journeys made by private car to and within the	++	The site is within walking distance of the good range of facilities and services in Solva. The village has a regular bus service to Haverfordwest and St Davids offering access to a full range of services.

National Park by both residents and visitors.		
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is within the village of Solva. High standards of design and layout will be needed at this site.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a moderate size development within Solva. Other sites have also been identified for development in the village. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within

		the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	The site is currently used as a football field. There may be opportunity for habitat creation through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA792 Bank House, Whitchurch Lane, Solva		
SA Objective	Sum- mary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This is undeveloped land contained within the built area of Solva.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	++	The site is within walking distance of the services and facilities in Solva such as the shop and primary school. The village has an hourly bus services to St Davids and Haverfordwest where a fuller ranger of services and facilities are available.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	This site is well contained with the built area of Solva. Careful design and layout will ensure development harmonises with the surrounding character.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.		The site is not within an area liable to flood. Development should incorporate energy efficiency and principles of sustainable design.

7. Reduce factors contributing to climate change.	+	The site is within walking distance of some services and facilities available in Solva and the village has an excellent bus service to the large settlements of St Davids and Haverfordwest. Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.		A number of sites have been identified for development in Solva. Overall phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable price to those within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There is an opportunity for habitat creation within the site through the planning process.

15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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 contained within the settlement which reduces the impact of development within the landscape.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA738 North of Heol Crwys, Trefin		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	+	This site occupies land in agricultural use, although it not highly graded.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	+	The site is within walking distance of the limited range of services in Trefin. The village has a regular bus service to Fishguard and St Davids which have a full range of services.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology)	+	This site is screened to the south by existing development and to the north by topography.

with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flooding. Development should incorporate energy efficiency and sustainable development principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	+	This is a relatively large site for development in Trefin, particularly when taken into account with other sites in the village. Phasing will be required to protect the culture of this community. A positive outcome is dependent on a large proportion of the housing being available at an affordable rate to people from within the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be potential for habitat enhancement within the site through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

Sites deemed to be unsuitable for allocation as a consequence of Sustainability Appraisal.

HA388 Rosebush - Near Belle Vue		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are	++	The is a small site contained within existing housing.

contributing to conserving and enhancing landscape, biodiversity and community well being.		
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	--	Rosebush has only extremely limited services and a very irregular bus service which does not provide a realistic alternative to the car.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	++	The site is wholly contained within existing housing.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing. Development will also help to sustain services locally.

9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	++	This is a small site which would not threaten the culture of this community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.
14. Maintain and enhance biodiversity both within and outside designated sites	+	There may be opportunity for habitat creation within this site through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.

Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA754 Land west of Hilton Crest, Nolton		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site uses previously developed land alongside a row of houses.
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	--	The site is on the outskirts of Nolton which has no facilities and services. There is no bus service in the village.
3. Conserve and enhance landscapes, townscapes and seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park	+	The site is on previously developed land alongside an existing row of houses.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors	0	The development will not achieve this aim.

using the National Park outside the peak visitor season.		
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	The site is not in an area liable to flooding. Development should incorporate energy efficiency and sustainable development principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	The site can be used to accommodate a range of housing, including, identified need for affordable housing that can be achieved. Development will also help to sustain services locally.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	The site can be used to accommodate identified need for affordable housing.
10. Maintain the cultural distinctiveness of communities.	++	This is a small site which would not threaten the culture of the community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains of former minerals sites are realised.	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park	+	The Authority does not have SPG in place on developer contributions which would help inform this element of the appraisal. No needs other than those identified by statutory consultees are currently apparent apart from affordable housing.

population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Habitat enhancement within the site may be possible through the planning process.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Awaiting comments from Dwr Cymru and the Environment Agency.
Overall assessment and suggested changes		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.
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	

HA853 The Garage, Manorbier		
SA Objective	Summary	Commentary
1. Economically viable agriculture and forestry sectors that are contributing to conserving and enhancing landscape, biodiversity and community well being.	++	This site is within the settlement of Manorbier and not part of an agricultural holding
2. Decrease the length and number of journeys made by private car to and within the National Park by both residents and visitors.	0	Whilst any new residents would have access to the existing services at Manorbier, the existing use as a garage provides an important economic activity within Manorbier which benefits local residents
3. Conserve and enhance landscapes, townscapes and	+	Sensitive redevelopment at this site has the potential to enhance the townscape

seascapes, and all their components (including the built environment and archaeology) with reference to the special qualities of the National Park		
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	Though the development will increase the population and therefore the pool of residents that could be taking part in physical recreation, the Sustainability Objective seeks a change in behaviour such that a greater proportion of residents and non-residents are taking part in physical recreation in the Park, and therefore enjoying the health benefits.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	The development will not achieve this aim
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	+	This site is not within an area liable to flooding. Development should incorporate energy efficiency and sustainable design principles.
7. Reduce factors contributing to climate change.	+	Housing will be built according to the sustainable design policies of the Plan requiring the highest standards for energy efficiency.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	--	Development of this site for housing would remove an existing service from the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	0	This site will not achieve this aim
10. Maintain the cultural distinctiveness of communities.	+	This site in isolation is not likely to impact upon cultural distinctiveness of this community.
11. The adverse effects of minerals exploitation in the National Park decline from the present level and the potential biodiversity and landscape gains	0	Development of an individual site is irrelevant to this Sustainability Objective, as its goal is to avoid negative effects of minerals acquisition wherever and whatever the use of those mineral products.

of former minerals sites are realised.		
12. Reduce the negative impacts of waste.	0	Development here is likely to marginally increase waste, though this inevitable and the only way to avoid this would be to have no development and no increase in population (in or outside the Park, as displacement of the waste generation would not eliminate its harmful effects).
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	0	The Authority does not have SPG in place on developer contributions. No needs other than those identified by statutory consultees are currently apparent.
14. Maintain and enhance biodiversity both within and outside designated sites	0	This small site within the settlement is unlikely to provide for biodiversity opportunities, however this should be considered within the context of limited existing biodiversity at the garage.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.		Comments awaited from Dwr Cymru and Environment Agency
Overall assessment and suggested changes		The loss of the commercial garage at this site is a strong consideration albeit that redevelopment would provide additional support for other local services, this service would be lost to the local community
Recommendation	The site can proceed to stage 4 of the potential site assessment process.	