

Pembrokeshire Coast National Park Authority

LOCAL DEVELOPMENT PLAN 3

(1 April 2025 – 31 March 2040)

Candidate Sites Methodology

January 2026



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Contents

1	Introduction.....	3
2	The Candidate Site Process.....	4
3	Site Assessment Methodology.....	6
4	Call For Candidate Sites.....	8
4.1	Stage 1: Initial Sift.....	8
4.2	Stage 2a: Detailed Technical Planning Appraisal and Consultation.....	10
4.3	Stage 2b: Compliance with Related Parallel Assessments.....	9
4.4	Stage 3: High-Level Viability Assessment.....	12
4.5	Stage 4: Final Selection and Appraisal Against Preferred Strategy.....	13
5	Further Information.....	15
6	Appendices.....	16

1 Introduction

1.1 Background

- 1.1.1 This document sets out the methodology and assessment process for the consideration of land for development in the Pembrokeshire Coast National Park's Local Development Plan 3 (LDP 3). In doing so it identifies the guiding principles for reviewing land previously allocated in the current Local Development Plan 2 (adopted September 2020) and for establishing potential new site allocations consistent with national planning policy and principles of sustainable development.
- 1.1.2 The candidate site assessment process forms background evidence. It will inform the identification of potential spatial growth options and inform the Preferred Strategy for the Pembrokeshire Coast National Park (PCNPA) over the Plan period (1 April 2025 to 31 March 2040).
- 1.1.3 The methodology has been prepared to ensure conformity with [Future Wales: The National Plan 2040](#), reflect legislative provisions and national policy contained within [Planning Policy Wales: Edition 12](#) and [Technical Advice Notes \(TANs\)](#), together with Welsh Government guidance on the preparation of LDPs as set out in the [Development Plans Manual \(Edition 3, March 2020\)](#).

2 The Candidate Site Process

2.1.1 The Development Plans Manual, Edition 3 (March 2020) advises that early engagement should take place to obtain information on candidate sites. Sites need to be brought forward early in the Plan process to allow consultation to take place at the Preferred Strategy stage. Detailed evidence should be provided through frontloading of sites, as this will be essential to inform the delivery of the Preferred Strategy and subsequent plan stages.

2.1.2 The Call for Candidate Sites is the first formal stage in the preparation of the candidate site process where the Authority invites submissions from landowners, community councils, and other stakeholders for potential land allocations in the LDP. All proposed sites will undergo a formal assessment to determine their suitability for inclusion. The LDP, through the Candidate Site process, will identify land to meet the National Park's development need and capacity for various land uses including but not limited to:

- Residential
- Employment
- Retail
- Commercial
- Recreation/leisure
- Green Infrastructure/Open Space
- Gypsy and Traveller accommodation
- Renewable Energy
- Mixed use proposals

2.1.3 Candidate Sites should be submitted during the formal Call for Candidate Sites submission period, which will take place between January 2026 to March/April 2026.

2.1.4 **It is vital that the promoters of candidate sites appreciate that bringing sites forward after the Preferred Strategy stage will mean that it is unlikely they can be considered for inclusion in the Plan. The submission of sites should not be interpreted as a commitment that they will be included in the Plan as they will need to meet a criteria-based assessment as set out in this methodology paper.**

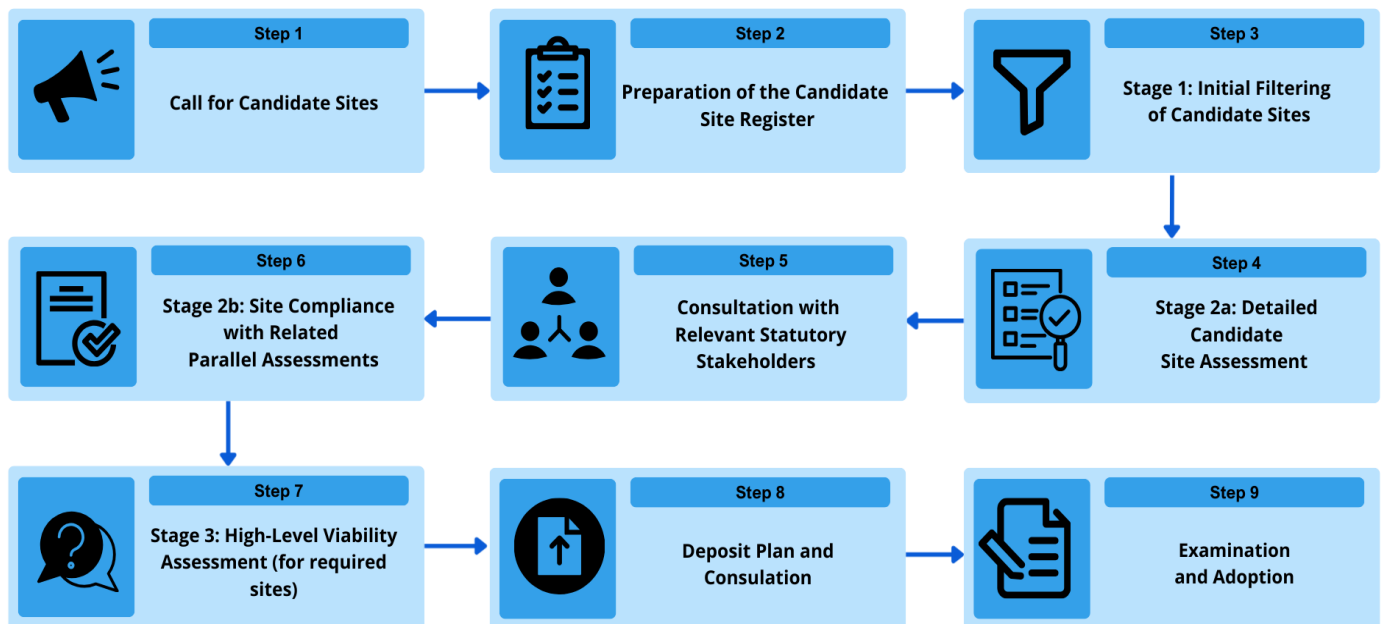
2.1.5 It is also important to note that this opportunity will be used to review the suitability of any sites allocated in the current LDP2 which have not already come forward for development (see Appendix 3). Any additional sites identified by Officers will also be subject to the assessment process.

2.1.6 All sites will be included in a Candidate Sites Register which will be published alongside the Preferred Strategy for LDP 3. The Register will be available on the Authority's website.

2.1.7 When the Plan reaches the Deposit stage, the Candidate Site Register will document the Authority's evidence and conclude whether particular sites have been included or excluded from Local Development Plan 3 (LDP3). For further information on this, The Development Plans Manual Edition 3 March 2020 Chapters 3 and the Delivery Agreement Section 2 (Timetable) provides information on the stages following Preferred Strategy Consultation how sites are progressed through the Local Development Plan process.

2.1.8 A flowchart summarising the full candidate site process can be found below:

OVERVIEW OF THE CANDIDATE SITE PROCESS



3 Site Assessment Methodology

- 3.1.1 This methodology aims to provide a comprehensive overview of the assessment process for potential development sites. The information requested on the Candidate Sites submission form will feed directly into the assessment process. The Authority reserves the right to correct factual inaccuracies and to ask for any further information considered necessary to assess the site.
- 3.1.2 In broad terms, the Candidate Sites Assessment Methodology will include criteria to filter out sites that are, for example: incompatible with the National Park's purposes and its Special Qualities, below a certain size, clearly contrary to national planning policy or are unsuitable due to the presence of constraints. This will also include a lack of commitment from landowners or developers to bringing sites forward for development.
- 3.1.3 The Authority will use a multi-stage assessment process to determine which candidate sites should be taken forward as allocations in LDP3 Deposit Plan. This process follows that which is recommended in the Development Plans Manual Edition 3. Site proposers are strongly encouraged to provide as much supporting information as possible during the Call for Sites period to demonstrate, at the earliest opportunity, that their site is capable of delivering a sustainable form of development.
- 3.1.4 It is recognised that full certainty regarding a site's deliverability may only emerge once more detailed viability evidence becomes available as the plan progresses. Similarly, the level and scope of information used to assess sites will evolve over time, reflecting the growing evidence base and emerging strategy.
- 3.1.5 The methodology will also need to have regard to other parallel assessments, such as LDP Strategic Environment Assessment/Sustainability Appraisal (SEA/SA) which will assist in assessing the extent to which the Plan will achieve its objectives for sustainable development. Other parallel assessments such as a Welsh Language Impact Assessment, Health Impact Assessment and Equalities Impact Assessment will also be undertaken as a result of preparing the new Plan. Any sites which are likely to have a significant effect on a European Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and their supporting habitat must also be subject to an appropriate assessment under the Habitats Regulations (HRA).
- 3.1.6 The sites that will be included in the Candidate Sites Assessment process are:
- Sites promoted by landowners, their agents, public and private developers;
 - Sites identified by Authority Officers as having development potential;

- Undeveloped existing LDP2 housing allocations that may or may not have planning permission (See Appendix 3).
- Rural exception sites – small scale sites next to Centre boundaries for affordable housing only.

3.1.7 Each Candidate Site will be subject to an assessment process in order to determine its suitability for inclusion in LDP3. In each instance the type of use being proposed needs to be made clear.

3.1.8 The Authority is proposing a 4-stage assessment of sites as follows:

Stage 1 – Initial Sift

Stage 2a – Detailed Technical Planning Appraisal & Consultation with relevant statutory stakeholders (sites to be assessed against ‘traffic light’ coding system)

Stage 2b – Compliance with Related Parallel Assessments

Stage 3 – High-Level Viability Assessment

Stage 4 – Final Selection and Appraisal Against Preferred Strategy

Appendix 2 of this document sets out how sites will be appraised, using a traffic-light scoring system.

4 Call For Candidate Sites

4.1 Stage 1: Initial Sift

- 4.1.1 The Stage 1 Assessment is known as the Initial Sift. The Call for Candidate Sites is scheduled to be undertaken during January – March/April 2026 and the initial sift will commence as soon as possible after sites are received. This stage provides an early screening of all candidate sites to identify those that are fundamentally unsuitable for development and therefore should not proceed to detailed assessment (see Appendix 1). Particular attention will be given to 'larger than local constraints' which are considered to be constraints imposed by Welsh Government or governmental bodies such as Natural Resources Wales (NRW). Typically, these constraints would be considered high risk flood zones or internationally designated wildlife sites.
- 4.1.2 Stage 1 will also assist the Authority in understanding what land is available in order to enable the identification of broad locations for development and protection to inform the Preferred Strategy.
- 4.1.3 At Stage 1, proposers are not expected to supply the extensive level of detail required for a planning application, however, providing more comprehensive information at this stage can help facilitate the assessment of the submission. Should a site promoter be aware of a fundamental constraint (see below) then it is within the site promoters' interests to submit information in respect of this constraint alongside their site submission.
- 4.1.4 The Authority will conduct its own high level constraint check, with the key criteria set out below. Sites that fail to meet one or more of these fundamental tests will not progress to Stage 2:
- 4.1.5 **Site threshold:** For residential sites, those that are unable to meet a minimum site threshold of at least 5 dwellings will not be considered for allocation in LDP3. Residential sites below this number will however be considered as windfall sites, subject to the Authority's review of existing settlement boundaries. For Gypsy and Traveller Accommodation, a minimum site threshold of 5 pitches will only be considered.
- 4.1.6 For non-residential development, a minimum of 0.15 hectares will be required. Preference will be given to sites within Centre boundaries before consideration of land adjacent to but outside Centre boundaries. Larger sites (over 1 hectare) which are more remote from Centres will be considered if there are particular locational requirements which are supported by robust evidence or if they are existing buildings which may be suitable for change of use or conversion to an employment use.

- 4.1.7 **Open countryside:** To pass the Initial Sift, residential sites must be located within or directly adjoining an existing settlement identified in the current Local Development Plan 2. Sites that are physically isolated from settlements will be regarded as being in the 'open countryside' and are contrary to national policy and will not be considered further at this stage.
- 4.1.8 **Flood risk:** Sites identified as being located within either a Technical Advice Note 15 (31st March 2025) Defended Area, or Flood Zone 2 or 3 area which do not meet the justification test and acceptability of consequences section 10 and 11 set out in TAN 15 will not pass the initial sifting.
- 4.1.9 **Statutory international and nationally designated sites:** International or nationally designated sites are afforded protection by national policy. These sites are; Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar Sites, Sites of Special Scientific Interest (SSSI), and National Nature Reserves. Proposals that directly affect the integrity of one of these designations will be dismissed in the initial sift. Sites in close proximity to a designation will be reviewed on a case-by-case basis and consultation will be undertaken with the relevant stakeholders to determine any potential impact.
- 4.1.10 In accordance with The Development Plans Manual (Edition 3), candidate site proposers will also need to consider whether there is sufficient evidence to demonstrate that a site is capable of being viably delivered at an early stage. The Development Plans Manual considers the following points need to be addressed to demonstrate deliverability and viability:
- **Is the site in a sustainable location?** – This is identified by the site search sequence set out in Planning Policy Wales Edition 12.
 - **Is the site free from constraints?** – These have been highlighted above but consist of physical constraints such as flood risk, biodiversity, and landscape impact.
 - **Is the site capable of being delivered?** – Whilst a site may be located in a desirable location, they must have a realistic prospect of being built out within the new Plan period.
 - **Is the site financially viable?** – Site proposers will need to consider whether accommodating all of the Plan's policy requirements (such as affordable housing contribution) will inhibit financial shortfalls.
- 4.1.11 To help site proposers address the relevant considerations, the Candidate Site Submission Form will include a series of targeted questions aligned with the key assessment points listed above. These questions are designed to support an evaluation of each site's suitability and deliverability. The criteria within the form will enable the Authority to identify sites appropriate for further consideration and to encourage the submission of additional supporting information where necessary.
- 4.1.12 To further assist in preparing Candidate Site submissions, the Authority will also provide an **interactive constraints map**. This tool will allow site proposers to easily identify any constraints affecting potential sites and

determine whether supplementary information (e.g. flood consequences assessments, ecological surveys, drainage statements, highway impact studies) will be required as part of the Authority's assessment process to ensure sites will be deliverable.

4.2 Stage 2a: Detailed Technical Planning Appraisal and Consultation

- 4.2.1 The Development Plans Manual Edition 3 (2020) identifies the need for a comprehensive and systematic assessment methodology for all sites which pass through the Stage 1 filtering. The assessment criteria should accord with the principles of sustainable development and placemaking contained within PPW12.
- 4.2.2 Table 5 of the Development Plans Manual sets out a framework of illustrative site assessment criteria. Although the table does not set out a definite list for Authorities to consider, it does provide a robust starting point for Planning Authorities to construct their own detailed assessment methodologies.
- 4.2.3 We have developed a comprehensive set of 25 questions, which are grouped under three core themes, Deliverability/Viability, Environmental/Physical Constraints, and Accessibility/Placemaking/Infrastructure. These questions are applied to all proposals that advance beyond the Initial Sift stage. This rigorous methodology ensures a holistic review of critical planning factors, specifically addressing the impact on the National Park's landscape, ecology and biodiversity, flood risk, transport and access, heritage, amenity and visual impact, infrastructure capacity, ground conditions and utilities provision.
- 4.2.4 It is recognised that many sites are likely to have some level of constraint that can have an impact on their suitability for development or may reduce the developable area of a Candidate Site. In Centres where there are more sites available than are required to meet the housing requirements and the Plan's Preferred Strategy, the decision as to which sites will be taken forward will depend on the nature of the constraints and the degree of confidence the Authority is given by landowners/developers that the land will be brought forward for development during the Plan period.
- 4.2.5 Alongside consideration of constraints, the Authority will also assess whether the site has particular development opportunities, for example:
- Will the proposal involve the re-use of suitable previously developed land/buildings?
 - Will the proposal remove an eyesore/untidy site/un-neighbourly use?
 - Does the proposal align with any forthcoming public sector or other service-provider improvements to services and facilities?

- 4.2.6 The appraisal will be undertaken in consultation with relevant statutory bodies to ensure that all technical evidence is robust and supportable. Consultees include Natural Resources Wales (NRW), Dŵr Cymru Welsh Water (DCWW), the Hywel Dda Health Board, National Grid, Heneb, Pembrokeshire County Council, and Cadw among others. The outcomes of this stage will provide an evidence-based understanding of which locations have genuine development potential, directly informing the preparation of the Preferred Strategy, where consultation will be undertaken between January to March 2027.
- 4.2.7 Sites that progress to Stage 2 will be assessed against the framework below to identify the sustainability of each candidate site. A 'traffic light' coding system will be used by officers in order to identify which sites are more desirable and which sites are less so. The 'traffic light' coding system is as follows:

Code	Assessment Criteria Outcome	Description
GREEN	Positive impacts	The proposed site complies with the assessment objectives, is generally free from constraints, deliverable, and viable (subject to detailed testing)
AMBER	Positive and negative effects	The site complies with some elements but hinders others, or constraints exist but are considered manageable or capable of mitigation. Further consideration is required
RED	Negative/Major constraint to development	The proposed site significantly conflicts with the Plan's objectives, has major or insurmountable constraints, is contrary to national policy, or lacks sufficient information to demonstrate deliverability

- 4.2.8 This approach will set out the assessment questions, thresholds, and criteria applied to each topic area. It is important to note that the purpose of categorising site performance is to enable clear differentiation between sites, identifying where options perform relatively better or worse against the assessment criteria. The scoring does not represent a measure of significant environmental or policy effects, but rather a tool to assist in comparing relative site suitability.
- 4.2.9 Appendix 2 of this document sets out in detail how sites will be appraised, using the traffic-light scoring system.
- 4.2.10 The information obtained from Stage 2a will be used by the Authority to filter sites to be carried forward to Stage 2b of the assessment.

4.3 Stage 2b: Compliance with Related Parallel Assessments

- 4.3.1 Sites will also be considered through related assessments that are triggered by preparing a plan of the nature and scope of the Local Development Plan. These are:
- Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA)
 - Habitats Regulations Assessment HRA (where required)
- 4.3.2 The Authority is also required to assess the impacts of the plan on equality, Welsh language and health and criteria on these is embedded in the SA/SEA Assessment Framework.
- 4.3.3 Sites located within, or likely to affect, a designated European site will be subject to HRA screening. Candidate sites that cannot demonstrate “no adverse impact on protected habitats” will be filtered out at this stage.

4.4 Stage 3: High-Level Viability Assessment

- 4.4.1 Following the filtering of sites through stage 1 and stage 2a/b, the Authority will require remaining sites to be subject to a detailed site viability appraisal.
- 4.4.2 Delivering the Plan’s Preferred Strategy is a critical function of LDP3 and the Authority needs to be confident that any allocated site has a realistic prospect of being developed for its intended use within the Plan period – by 31 March 2040.
- 4.4.3 Several factors can affect the financial viability and deliverability of a site. These can include inappropriate adjoining uses, ransom strips, land contamination issues, a lack of infrastructure or distance to public infrastructure facilities (roads, sewers etc). Another important issue to consider is whether there is a genuine identified need for the type of development at its proposed location. Residential proposals will also need to consider the local level of need for affordable housing.
- 4.4.4 The Authority intends for a viability model to be created and available to site promoters to assess the viability of Candidate Sites submitted in relation to housing. This model will require a thorough appraisal of a scheme’s economics and will require co-operation and an open book approach between the applicant, developer or landowner, and the planning authority. The submitted viability information would be expected to set out detailed information and supporting evidence on the following components:
- Land Acquisition costs

- Anticipated sales values
- Build costs
- External works, infrastructure and site abnormalities
- Professional fees
- Finance costs
- Marketing and sales costs
- Developer margin / profit

4.4.5 Failure to submit viability information when requested may result in the proposed site not being taken forward.

4.4.6 The viability model will be made available for all sites that have reached stage 3. Further guidance regarding the viability model will be published prior to the detailed assessment stage following the preferred strategy consultation.

4.5 Stage 4: Final Selection and Appraisal Against Preferred Strategy

4.5.1 At Stage 4, Candidate Sites that have successfully passed the initial assessment, detailed appraisal, and sustainability evaluation are subject to a final selection process. This stage ensures that only those sites which are demonstrably suitable, sustainable, deliverable, and fully aligned with the Preferred Strategy are taken forward for potential allocation.

4.5.2 Each remaining Candidate Site will be appraised against the objectives and spatial framework established within the Preferred Strategy which will set out where new growth will be directed. The assessment will consider:

- The site's fit against the settlement hierarchy
- Contribution to meeting evidenced housing, employment, or community needs as quantified in the Plan's evidence base.
- Compatibility with overarching policy aims including climate change mitigation, placemaking, green infrastructure, and enhancement of the Welsh language.
- Avoidance of over-concentration of allocations in any one settlement, to ensure balanced and sustainable distribution of development.

4.5.3 To deliver the Plan's Strategy it should be acknowledged that some but not all of the Centres in the National Park will be required to accommodate growth and continue to be the focus of future planning development. The type and scale of new development will have regard to particular needs, existing infrastructure and/or constraints - thereby directing future development to the most appropriate and sustainable locations.

4.5.4 Conflict with the Preferred Strategy is also likely to reflect conflict with national guidance in some instances. Sites which are considered not to accord with the agreed Preferred Strategy of the LDP 3 will not be included in the Deposit Plan.

5 Further Information

- 5.1.1 For further assistance on the Candidate Sites Assessment Methodology process or the Local Development Plan Process in general, please see our website (see links to Planning and Policy) or email devplans@pembrokeshirecoast.org.uk or contact the Strategic Policy Team at the National Park Authority's Office on 01646 624800.

6 Appendices

Appendix 1 – Stage 1: Initial Filter

Constraint	Explanation	yes	no	Reasoning
Site threshold	Is the site capable of accommodating 5 or more dwellings, or for non-residential development, does the site have a minimum gross area of 0.15 hectares?			If the site is too small or cannot accommodate 5 or more dwellings it will be considered as a windfall site when the Authority undertakes work to define settlement boundaries. It will not be taken forward to Stage 2a detailed assessment stage.
Open countryside	Is the site located within or directly adjoining an existing settlement identified in the current LDP2?			If no, sites that are physically isolated from settlements will be regarded as being within the open countryside and therefore contrary to national policy (PPW 12 paragraph 3.60) and will not be taken forward to Stage 2a detailed assessment stage
Flood Risk	Is the site located within either a TAN15 Defended Area, or Flood Zone 2 or 3 defined by NRW's Flood Maps for Planning?			If yes, sites located within these areas of flood risk will not progress to Stage 2 unless they can demonstrate compliance with the justification tests and acceptability of consequences in Sections 10 and 11 of TAN15. Highly vulnerable developments, such as housing, on greenfield land will be excluded by default.
Statutory Designated Sites	Is the site within or adjacent to the following: <ul style="list-style-type: none"> - Special Protection Areas (SPA) - Special Areas of Conservation (SAC) - Ramsar Sites - Sites of Special Scientific Interest (SSSI) - National Nature Reserves 			If yes, the sites will not be taken forward to the next stage unless sufficient information is provided to justify their inclusion.

Appendix 2 – Stage 2a Assessment Criteria

A. Deliverability and Viability

Number	Criterion / Question	Green (Positive)	Amber (Mitigation/Further Consideration)	Red (Negative/Major Constraint)
1	Financial Viability: Has sufficient evidence been provided to demonstrate the site is financially viable to meet policy requirements (including affordable housing targets and necessary planning obligations)?	An initial viability statement has been submitted and adequately illustrates viability and deliverability	An initial viability statement has been submitted but is deficient in the level of information provided, requiring further clarification before progressing	No viability information has been provided, or the information submitted indicates that the site is non-viable in meeting policy requirements
2	Deliverability Timescale: Is the site realistically available and likely to be brought forward within the Plan period?	Site is available for development in the short term (within 5 years).	Site is available for development in the medium term (5-10 years)	Site is available only in the long term (10 years or more)
3	Ownership & Legal Constraints: Is the site free from legal obstacles, restrictive covenants, or ownership disputes that would prevent development?	Site is owned by a single landowner who supports the proposal, or multi-owner agreements exist. No legal restrictions or restrictive covenants are in place.	Legal rights or covenants exist on part or all of the land, but evidence shows this is unlikely to affect allocation in whole or part	Uncertainty exists regarding ownership of all or part of the site, or landowners do not support the proposal. A covenant is in place that will restrict the development for its proposed use

4	Development Interest: Is there demonstrable developer interest or commitment to progressing the site?	Evidence of developer interest or the site has extant planning permission	No developer interest identified yet, but evidence indicates the site is being actively promoted by the owner(s)	No evidence of developer interest/engagement, indicating a lack of commitment to bringing the site forward
---	---	---	--	--

B. Environmental and Physical Constraints

5	Flood Risk: Is the site within an identified Flood Zone or a Defended Zone and does it meet the justification test and acceptability of consequences section set out in sections 10 and 11 in TAN 15	The site is located within a low-risk flood area (Flood Zone 1)	The site is located in Flood Zone 2 or Zone 3, or a Defended Zone but meets the justification tests set out in TAN 15, and acceptability of flooding consequences has been demonstrated, or potential for mitigation exists regarding surface water flooding	The site is within Flood Zone 2 or 3, and no evidence (Flood Consequences Assessment) has been submitted to demonstrate it meets justification tests and acceptability of consequences
6	Nitrate/Phosphate Sensitive SAC Catchment: Is the site within or adjacent to a nitrate/phosphate sensitive Special Area of Conservation (SAC) catchment?	The site is not located within or adjacent to a nitrate/phosphate-sensitive SAC catchment or is serviced by a Wastewater Treatment Works (WWTW) with nutrient headroom.	The site is within a nitrate/phosphate-sensitive SAC catchment, but measures associated with development are demonstrated to be in place (e.g. nutrient neutrality achieved)	The site is within a nitrate/phosphate-sensitive SAC catchment and cannot demonstrate that new development will not lead to further deterioration of water quality or undermine the SAC's conservation objectives.

7	Settlement Character: Would development have a detrimental impact on the character, setting, or visual amenity of the settlement (e.g. ribbon development, tandem development, coalescence, or sporadic development)?	Development has the potential to enhance the character of the area and accords with all general planning principles (e.g. avoiding coalescence and ribbon development).	Development would have a negligible effect on local character and sense of place and can be mitigated through sensitive design.	Development will likely be detrimental to local character and sense of place (regardless of mitigation), or results in unacceptable ribbon development, tandem development, coalescence, or sporadic development contrary to general planning principles.
8	Biodiversity (Statutory Designations): Does the site include or is it close to any areas designated for biodiversity importance at an international or national level (e.g. SAC, SPA, Ramsar, SSSI, NNR)?	The site does not include or is not close to any international or nationally designated areas, resulting in no adverse impact.	The site is adjacent/close to an international or national designation. Potential for adverse impact exists, but appropriate mitigation and enhancement measures can be put in place to avoid affecting the features of the site.	Development will significantly affect an international or national designation and cannot be mitigated.
9	Biodiversity (Non-Statutory Designations): Does the site include or is it close to any areas designated for biodiversity importance at a local level (e.g. Local Wildlife Sites, Local Nature Reserve, Regionally Important Geodiversity Sites), protected species, trees, or peatlands?	The site does not include or is not close to any locally designated area, resulting in no adverse impact.	The site is adjacent/close to a local designation. Potential for adverse impact exists, but appropriate mitigation and enhancement measures can be put in place to avoid affecting the features of the site.	Development will significantly affect a Local designation and cannot be mitigated.
10	Agricultural Land Quality: Would the development result in the loss of Best and Most Versatile Agricultural Land? (Grade 1, 2, or 3a)	The site is previously developed land or is proposed on land of Grades 3b, 4, or 5.	The site would result in the loss of Grade 3a BMV land or partial loss of higher quality land.	The site would result in a substantial loss of Grade 1 or a field survey suggests that the loss of Grade 2 agricultural land would be unavoidable.

11	Land Contamination: Is there evidence that the site could consist of potentially contaminated land?	The site is not contaminated.	Part or all of the site is contaminated but evidence is provided that constraints can be overcome, and the site would remain viable.	Ground contamination presents a significant constraint, unlikely to be viable, or insufficient evidence has been provided for remediation.
12	Heritage & Setting: Would the proposal adversely affect the setting of a heritage asset (e.g. Conservation Area, Listed Building, Registered Historic Parks and Gardens, Historic Landscapes and archaeological remains, including Scheduled Monuments)?	The site does not directly affect a heritage asset or its setting	The site is in proximity to a heritage asset/setting, but appropriate mitigation is likely to be delivered	The site directly affects a heritage asset/setting and would result in likely harm to the significance of the asset where appropriate mitigation is unlikely to be achieved
13	Previously Developed Land: Does the proposal involve the re-use of suitable previously developed (brownfield) land/buildings?	The site is wholly or mainly brownfield land	The site is partially brownfield land	The site is wholly greenfield land
14	Loss of Open Space: Would the development of the site result in the loss of publicly accessible open space, playing fields, playgrounds, or amenity land?	Development would not result in a loss of publicly accessible open space	Development would affect public access to open space but could be adequately replaced	Development would result in an unacceptable loss of publicly accessible open space that cannot be mitigated

15	Topographical Constraints: Do the topographical characteristics of the site present an obstacle to development (e.g. severe gradients, land stability, or complex landform)?	The site is free from topographical constraints, or the landform and site features are free from constraints.	The topographical characteristics, landform, or site features are a constraint to development but are considered unlikely to preclude development and can be reasonably mitigated.	The site has significant physical constraints that are likely to impact the development of the site or its deliverability or are significant enough to prevent development.
16	Minerals Safeguarding Zone: Is the site within a Mineral Safeguarding Area (MSA) or a mineral buffer zone?	The site is not within a mineral safeguarding area or a mineral buffer zone. The proposal would not unnecessarily sterilise a safeguarded mineral resource	The site is within a Mineral Safeguarding Area or a mineral buffer zone, but development can be mitigated.	The site is within a Mineral Safeguarding Area and would result in the unnecessary sterilisation of the mineral resource
17	Coal & Mine Shafts: Do details regarding past coal mining activity or the presence of mine shafts present a constraint to the proposed development?	The site is not within an area affected by historical coal mining or known mine shafts/workings are confirmed absent.	The site is affected by historic coal mining (e.g. shallow workings or mine shafts are present), but evidence is provided that stabilisation/remediation is viable, and costs are factored into viability.	The presence of coal mining activity or mine shafts presents a significant constraint to development viability or deliverability, or insufficient information has been provided to demonstrate remediation is feasible.

C. Accessibility, Infrastructure and Placemaking

18	Proximity to Services: Is the site accessible to a number of facilities (shops, school, health services) within a reasonable walking distance?	The site is accessible within 800m (approx. 10-minute walk) to a number of facilities	The site is accessible within 1200m (approx. 15-minute walk) to a number of facilities	The site is greater than 1200m (+15-minute walk) to a number of facilities, likely relying on a private car
19	Settlement Hierarchy: Is the site located within or directly adjoining an existing Centre/Settlement boundary in LDP 2, and is this compatible with the adopted settlement hierarchy strategy?	The site is within a defined Centre or designated settlement boundary in LDP 2 (e.g. Key Settlement, Tier 1-3)	The site is adjoining the edge of a defined Centre/Settlement boundary, with preference for affordable housing exception sites in the first instance	The site is located in the open countryside, divorced from the settlement, or is unrelated to the settlement identified in the hierarchy
20	Sustainable Transport: Does the site have suitable access to public transport and active travel routes?	Site is served by regular public transport connections. Site is connected to an existing or proposed active travel route (within 800m)	Site is served by irregular public transport and requires local improvements to sustain a commercial public transport connection. Site is not connected to an active travel route, but provides opportunity to create connections	Site is not served by public transport connections and is considered incapable of supporting a frequent service. Site has limited or no opportunity to create active travel opportunities

21	Utilities & Sewerage Capacity: Is the site readily capable of connection to mains utilities (water, sewerage, electricity, gas), or is there a capacity issue requiring mitigation?	Existing or evidence of suitable connections available	Existing or proposed services would be suitable subject to local improvements without having an impact on development viability/delivery timescales	Existing or proposed services are a significant constraint to development viability and/or delivery timescales (e.g. limited Waste Water Treatment Works capacity)
22	Highway Access & Impact: Does the site have available, safe access from the existing public highway, and is the network capable of accommodating resulting traffic movements?	No constraints on highway accessibility with safe access provided with minor mitigation measures. Access is readily available and acceptable	Minor constraints on highway accessibility which can be reasonably mitigated, or improvements required to access/visibility splays	Major highway constraints exist - insurmountable safety issues, or costs of mitigation measures likely render the scheme unviable
23	Amenity: Is the proposed use compatible with adjoining existing uses, avoiding nuisance (e.g. noise, odour, light)?	No impact on amenity; proposed use is compatible with existing uses.	Potential amenity impacts identified can be mitigated.	Noise/light pollution is a significant constraint, and appropriate mitigation is unlikely to be achievable, making the proposal incompatible with adjoining uses
24	Welsh Language: Does the location and/or scale of the site have the potential to have a detrimental impact on the Welsh Language?	The location of the proposed site is not within an identified Welsh Language sensitive area and/or supports the Welsh Language objectives or has no adverse impact.	The location and/or scale of the site has the potential for a detrimental impact on an identified Welsh Language sensitive area, but appropriate mitigation measures (e.g. Welsh Language Impact Assessment) can be implemented to address the scale/location of the site.	The location and/or scale of the site presents a significant detrimental impact on the Welsh Language that cannot be sufficiently mitigated, or no relevant assessment has been provided.

25	Community Facilities: Would the development of the site result in the loss of an existing community facility (e.g. community halls, local shop, sports/leisure facilities, places of worship, common land)?	The site will not result in the loss of an existing community facility. The proposal may result in the provision of new or enhanced community facilities	The proposal would result in a loss of a community facility that is deemed surplus or will be adequately replaced as part of the scheme	The proposal would result in the unacceptable loss of a community facility
----	---	--	---	--

Appendix 3 – Existing LDP2 Allocations to be Re-Assessed

Ref	Centre	Site Name	Size/Number of Units	Proposed Use (Current Local Development Plan 2)
HA1	Newport	Land North of the Business Park	15	Housing
HA4	Saundersfoot	Penny Farm	36	Housing
HA5	Broad Haven	North East and South East of Marine Road	87	Housing
HA7	Lydstep	West of the Green	10	Housing
HA8	Square & Compass	Glasfryn Field	7	Housing
HA9	Square & Compass	Land adjacent to Bryngolau	10	Housing
HC9	St. Ishmaels	Adjacent to the school	13	Housing
HA10	Trefin	Land off Cefn Gallod	10	Housing

This list represents those land allocations in the current Local Development Plan 2 which have not been developed at the time of preparation of this document (October 2025). Some of the sites have planning permission. If development commences prior or during the call for Candidate Sites, they will be assessed appropriately, particularly taking into consideration of the development being completed within a timescale compatible with the Plan.