

Sustainability Appraisal of the Pembrokeshire Coast National Park Replacement Deposit Local Development Plan March 2018

Appendix C: Detailed Site Allocations Appraisal

Sustainability Appraisal Key:

++	There is a generally consistent strong positive association between the policy option and the Sustainability Objectives.
+	There is a weak or inconsistent, but generally positive association between the policy option and the Sustainability Objectives.
0	There is not a significant association between the policy option and the Sustainability Objectives, or the association is neutral (the combination +/- is used where it is believed a policy will have both positive and negative effects with regard to a particular Sustainability Objective).
-	There is a weak or inconsistent, but generally negative association between the policy option and the Sustainability Objectives.
--	There is a generally consistent strong negative association between the policy option and the Sustainability Objectives.
?	The association between the policy option and the Sustainability Objectives is uncertain, may be used in association with other symbols to indicate a degree of uncertainty in the conclusion

HA1 North of Feidr Eglwys		
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	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site located within the Centre boundary of Newport and close to associated services and amenities.
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 is not considered to cause a significant detrimental impact on the existing landscape character of Newport. The site is a current allocation within the Local Development Plan and has an extant planning permission for residential development, including affordable housing.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Housing development, not relevant.
6. Manage the effects of climate	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of on-site affordable housing would help to sustain the local communities by ensuring all year round occupancy.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	0	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those in need in the area.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	+	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National	+	Housing development would help to support existing community facilities in the area.

Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	-/+	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	Site is located within an existing Centre boundary, is a current Local Development Plan allocation with an extant planning permission for residential development and results in mainly positive impacts against the above objectives.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	

HA2 Parrog Yard & Pottery Site		
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	Not agricultural or forestry related development.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site is located within the Centre of Newport.
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	+	Planning permission has been granted for 100% affordable housing at this site (see Site Assessment No.065 in the Candidate Site Register).
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	As 100% affordable housing is proposed, permanent residences will be provided.
6. Manage the effects of climate	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care)	+	Affordable housing development would help to support existing community facilities in the area.

facilities, 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	+/-	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	The site is located within Newport and results in mainly positive or neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	

HA3 Land North of the Business Park		
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	Not agricultural or forestry related development.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site is located adjacent to the Centre of Newport.
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	0	<p>A Settlement Capacity Study has assessed certain Candidate Site submissions for Newport including this site as part of a submission for a larger site area under Candidate Site references 088 and 089.</p> <p>It is concluded that the site would have a moderate to high landscape sensitivity and would be unlikely to accommodate residential development without some residual adverse landscape impacts. However these impacts have been attributed particularly to the southern areas of sloping landform that is overlooked from the north, outside of the site area proposed in this submission.</p> <p>It is stated that, with mitigation, the north western corner of the field (the area of this Candidate Site submission) could potentially accommodate up to 15 residential units. It is stated that this area is less sensitive due to its relationship with existing houses.</p>
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.

5. Increase the number of visitors using the National Park outside the peak visitor season.	0	As an element of affordable housing is proposed, permanent residences will be provided as part of the submission.
6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces, rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.

12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Housing development would help to support existing community facilities in the area.
14. Maintain and enhance biodiversity both within and outside designated sites	+/-	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	The site is located next to Newport and results in mainly positive or neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	

HA4 Land at Sandy Hill		
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	Development of this site is not likely to impact on the agricultural or forestry sectors.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The site is at the edge of Saundersfoot which has a range of facilities and services.
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 has some natural screening and more exposed views will be seen within the context of Saundersfoot. Additional planting within the site will help to mitigate visual impact further and strengthen the edge of the settlement in this location.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	There is unlikely to be a tangible link here.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	There is adequate drainage capacity to cater for this development. The land is not in a flood zone.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	The site is at the edge of Saundersfoot and within walking distance of the facilities and services available in the village which reduces the need to travel.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of this site for housing, and particularly affordable housing will help to sustain the community of Saundersfoot.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Adequate capacity is available in the sewerage system to cater for development of this site for housing.
Overall Sustainability Appraisal	+	The site is located at the edge of an identified Centre with a range of facilities and services. Development can be undertaken without harm to the National Park or its special qualities. The provision of affordable housing will help to sustain the local community.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA5 North of Whitlow		
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	There is unlikely to be a tangible link here.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is at the edge of Saundersfoot and within easy walking distance of the wide range of facilities and services available in the village, particularly the school.
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 by natural features, topography and existing developed areas.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	The site is at the edge of Saundersfoot but within easy walking and cycling distance of the beaches at Saundersfoot and Coppit Hall.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	There is adequate drainage capacity to cater for this development. The land is not in a flood zone.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	The site is at the edge of Saundersfoot and in easy walking distance of the range of services and facilities available, reducing the need to travel.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of this site for housing, and particularly affordable housing will help to sustain the community of Saundersfoot.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Adequate capacity is available in the sewerage system to cater for development of this site for housing.
Overall Sustainability Appraisal	++	The site is sustainably located and provision of housing here will help to sustain the local community and facilities and services. The site is well-contained visually.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA6 Penny Farm		
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	Development of this site is not likely to impact on the agricultural or forestry sectors.
2. Locate developments so as to minimise the demand for travel, especially by private car.	+	The site is at the edge of Saundersfoot which has a range of facilities and services.
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 Saundersfoot and additional planting will be required to screen the site and provide a strong edge to the built area of Saundersfoot.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	There is unlikely to be a tangible link here.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	There is adequate drainage capacity to cater for this development. The land is not in a flood zone.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	The site is at the edge of Saundersfoot and within walking distance of the facilities and services available in the village which reduces the need to travel.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of this site for housing, and particularly affordable housing will help to sustain the community of Saundersfoot.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Adequate capacity is available in the sewerage system to cater for development of this site for housing.
Overall Sustainability Appraisal	+	The site is located at the edge of an identified Centre with a range of facilities and services. Development can be undertaken without harm to the National Park or its special qualities. The provision of affordable housing will help to sustain the local community.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA7 West of Glasfryn Rd		
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	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site is located within the current Centre of St Davids.
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	0	This site forms part of a current allocation for residential development within the Local Development Plan (HA737). The landscape and visual impact of development has therefore already been considered and deemed to be acceptable. There has been no change in circumstance to alter this view.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast, playing fields and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	As an element of affordable housing is proposed, permanent residences will be provided as part of the submission.
6. Manage the effects of climate	-	Surface water run-off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care)	+	Housing development would help to support existing community facilities in the area.

facilities, 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	+/-	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	The site is located within St Davids and forms the majority of an existing housing allocation within the current Local Development Plan. It results in mainly positive and neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA8 South of Driftwood Close		
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 is a greenfield site but not high-grade agricultural land. The site is small and sloping and so its development is unlikely to impact on this criterion.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is within the Centre of Broad Haven where there is a range of services and facilities available within walking distance. Public transport is also 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 small and deliberately kept below the skyline to minimise the visual impact of development. It does not impact on the local landscape nor the village of Broad Haven and therefore would not harm 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.	+	The site is within the Centre of Broad Haven and within walking distance of a range a facilities and services. It is also close to a large beach and the Coast Path. There are a number of public footpaths in and around Broad Haven.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Development of the site for housing would not relate to this criterion.
6. Manage the effects of climate	+	The site is not at risk from flooding. Controlling surface water run-off will mitigate the impact of developing

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		this greenfield site. Other policies within the Local Development Plan will seek to protect and if possible enhance biodiversity within the site.
7. Reduce factors contributing to climate change.	-	Housebuilding generally may have a small overall impact on climate change.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Provision of affordable housing in the site would maximise the opportunity for sustaining the village and its facilities.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Provision of affordable housing in the site would maximise the opportunity retaining a social mix of society within this area.
10. Maintain the cultural distinctiveness of communities.	+	Policies within the Local Development Plan will help to ensure that the design of any development at this site is in keeping with the local area.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National	+	The development of housing does not contribute towards provision of community facilities but occupation of the houses (particular affordable housing) will help to sustain the facilities and services available locally.

Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies within the Local Development Plan will help to ensure that biodiversity is protected and where possible enhanced within the site.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Capacity for foul drainage from this site within the public sewer has been confirmed.
Overall Sustainability Appraisal	+	Development of a small greenfield site within the Centre of Broad Haven and close to a range of facilities and services.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA9 North East & South East of Marine Rd

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	There is unlikely to be a tangible link here.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is at the edge of Broad Haven and within easy walking distance of the wide range of facilities and services available 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 well contained by natural features and topography. It has been identified in the current Local Development Plan as land suitable for future development.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	The site is in Broad Haven and within easy walking and cycling distance of the beach and Coast Path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	-	Works will be required to the Sewage Treatment Works to provide capacity for the development of this

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		site. The land is not in a flood zone.
7. Reduce factors contributing to climate change.	+	The site is in Broad Haven and in easy walking distance of the range of services and facilities available, reducing the need to travel.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of this site for housing, and particularly affordable housing will help to sustain the community of Broad Haven.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	-	Upgrading of the sewage treatment works will be required to cater for the development of this site.
Overall Sustainability Appraisal	+	The site is sustainably located and provision of housing here will help to sustain the local community and facilities and services. The site is well-contained visually. Works to the sewage treatment works will be required.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA10 Opposite Bush 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.	0	There is no tangible link here. The land is not high grade agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is within the Centre of Jameston which has a limited range of facilities and services. The site is adjacent to a frequent bus service linking to Pembroke Dock, Tenby and beyond.
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 within local and distant views.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	There is unlikely to be a tangible link here.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	The site is not within a flood zone. There is adequate drainage and sewage capacity in the public

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		sewerage system to accommodate development of the site.
7. Reduce factors contributing to climate change.	+	The site is within the Centre of Jameston which has a limited range of facilities and services. The site is adjacent to a frequent bus service linking to Pembroke Dock, Tenby and beyond.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	Delivery of housing, particularly affordable housing at this site will help to sustain local facilities and services.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	+	The site is well contained within the landscape. Policies in the Local Development Plan will ensure that the design and layout are compatible with the character of Jameston. Provision of affordable housing within the site will provide opportunities for those with a link to the area to remain in the village.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Housing development is likely to marginally increase the amount of waste produced.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to	+	Development of the site for housing and particularly affordable housing will help to sustain local facilities and services.

meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	There is unlikely to be a tangible link here.
Overall Sustainability Appraisal	++	The site is within the Centre of Jameston and can be development without harming the National Park. Provision of housing and particularly affordable housing will help to sustain this community.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA11 West of the Green		
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	There is unlikely to be a tangible link here.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is at the edge of Lydstep and within easy walking distance of the facilities and services available. Regular bus services 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	++	The site extends from the western edge of Lydstep on land which falls from the A4139 comprising the northern site boundary. The existing mature hedgebank along the road edge and woodland to the south, along with the topography help to limit the visual impact of this site, although visibility increases to the west. Development of the eastern part of this site would be acceptable.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	0	There is unlikely to be a tangible link here.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	There is adequate drainage capacity to cater for this development. The land is not in a flood zone.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	The site is at the edge of Lydstep and in walking distance of the range of services and facilities available in the village, reducing the need to travel. Regular bus services are available.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development of this site for housing, and particularly affordable housing will help to sustain the community of Lydstep.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

meet the needs of the National Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Adequate capacity is available in the sewerage system to cater for development of this site for housing.
Overall Sustainability Appraisal	++	The site is sustainably located and provision of housing here will help to sustain the local community and facilities and services. The eastern part site is well-contained visually.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes (part)	

HA12 Field Opposite Manorbier VC School

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	There is unlikely to be a tangible link here. Site is not in agricultural or forestry use.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	The site is within the Centre of Manorbier Station and within walking distance of the facilities and services available. It is also close to local bus routes and Manorbier train station.
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 of this site would be visually contained and not impact on the Centre of Manorbier station nor 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	There is unlikely to be tangible link here.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	There is unlikely to be a tangible link here.
6. Manage the effects of climate	+	There is adequate drainage capacity to cater for this development. The land is not in a flood zone.

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		
7. Reduce factors contributing to climate change.	+	The site is close to a train station and local bus routes, which helps reduce the need to travel by car.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	++	Development of the site for housing, particularly affordable housing will help to sustain the local community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	++	Provision of affordable housing within this site would provide residential accommodation for those on the housing need register locally, thereby reflecting the social mix of the community.
10. Maintain the cultural distinctiveness of communities.	0	There is unlikely to be a tangible link here.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	-	Development of additional housing is likely to marginally increase waste.
13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National	++	Provision of housing and in particular affordable housing will help to sustain the facilities and services in the local area.

Park population		
14. Maintain and enhance biodiversity both within and outside designated sites	+	Policies in the Local Development Plan will help to ensure that any biodiversity within the site is protected and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	+	Adequate capacity is available in the sewerage system to cater for development of this site for housing.
Overall Sustainability Appraisal	++	Development of this site will not negatively impact on the Centre of Manorbier Station nor the wider area. Provision of housing and in particular affordable housing will help to sustain local facilities and services and offers a range of public transport options for transport.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes	

HA13 Glasfryn Field		
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	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site located adjacent to the Centre boundary of Square and Compass and close to associated services and amenities.
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	0	Development is not considered to cause a significant detrimental impact upon the character of the village and could remain in context with neighbouring residential development to the west and north, subject to appropriate mitigation measures being imposed.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
6. Manage the effects of climate	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those in need in the area.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care)	+	Housing development would help to support existing community facilities in the area.

facilities, 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	-/+	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	Site is located adjacent to the existing Centre boundary and results in mainly positive and neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	

HA14 Land adj to Bryngalou

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	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site located adjacent to the Centre boundary of Square and Compass and close to associated services and amenities.
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	0	Development is not considered to cause a significant detrimental impact upon the character of the village and could remain in context with neighbouring residential development.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
6. Manage the effects of climate	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those in need in the area.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care)	+	Housing development would help to support existing community facilities in the area.

facilities, 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	-/+	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	Site is located adjacent to the existing Centre boundary and results in mainly positive and neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	

HA15 Adj to the School		
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	Not agricultural or forestry related development, could lead to short term gain from more lucrative land use but long term loss of agricultural land.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site is located within the Centre of St Ishmaels.
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 proposal includes two separate parcels of land, which are proposed for development after the adjoining allocation within the current Local Development Plan (MA733). One of the two parcels forms part of this allocation. This site is considered acceptable with regard to its landscape and visual impact (see Map 055A on the Candidate Site Register). The other parcel is located to the south west and is not considered acceptable with regard to its landscape and visual impact. If the proposal is developed as a whole it would therefore cause an unacceptable detrimental impact in this respect.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast, playing fields and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	As an element of affordable housing is proposed, permanent residences will be provided as part of the submission.

6. Manage the effects of climate change with particular reference to the risk of flooding; the effect on biodiversity; public health.	-	Surface water run-off may increase although can be mitigated through the use of permeable surfaces, rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.

13. Community facilities (including health & social care facilities, social facilities and retail provision) continue to meet the needs of the National Park population	+	Housing development would help to support existing community facilities in the area.
14. Maintain and enhance biodiversity both within and outside designated sites	+/-	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	<p>The site is located within and adjacent to St Ishmaels, the north eastern part of which is currently allocated for residential development as part of a mixed use allocation (see Map 055A in the Candidate Site Register). This part results in mainly positive and neutral impacts, on this basis there is an overall positive impact.</p> <p>However the negative impacts are not considered to be outweighed by the positive if all the site is developed, given the statutory duty of the Authority to conserve and enhance landscape character.</p>
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes – with mitigation	

HA16 Land off Cefn Gallod 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.	0	Not agricultural development and no significant loss of agricultural land caused.
2. Locate developments so as to minimise the demand for travel, especially by private car.	++	Site located adjacent to the Centre boundary of Trefin and close to associated services and amenities.
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	0	Development is not considered to cause a significant detrimental impact upon the character of the village and could remain in context with neighbouring residential development to the west and north, subject to appropriate mitigation measures being imposed.
4. Increase the number of residents and visitors taking part in physical forms of recreation (especially walking and cycling) and volunteering opportunities.	+	Site is located next to facilities that promote physical recreation such as the coast and coastal path.
5. Increase the number of visitors using the National Park outside the peak visitor season.	0	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
6. Manage the effects of climate	-	Surface water run off may increase although can be mitigated through the use of permeable surfaces,

change with particular reference to the risk of flooding; the effect on biodiversity; public health.		rainwater harvesting and other Sustainable Urban Drainage Systems into the design.
7. Reduce factors contributing to climate change.	-	Conventional housing development is likely to contribute to factors to an extent.
8. Maximise the contribution of the limited opportunities for development to sustaining local communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community.
9. Encourage access for all to the National Park, reflecting the social mix of society.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those who cannot afford market housing.
10. Maintain the cultural distinctiveness of communities.	+	Development proposes housing with an element of affordable housing which will provide permanent residences in the community for those in need in the area.
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	Whilst material for development could be sourced from National Park quarries, it would have no direct impact on the management or restoration of these sites.
12. Reduce the negative impacts of waste.	0	Waste treatment/storage forms a material planning consideration during the construction and end use of the site.
13. Community facilities (including health & social care)	+	Housing development would help to support existing community facilities in the area.

facilities, 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	-/+	Any biodiversity impacts would be mitigated and where possible enhanced.
15. Promote sustainable use of, and maintain and enhance the quality of, inland and coastal waters.	0	Drainage and sewage capacity form material planning consideration to prevent unacceptable adverse impacts. .
Overall Sustainability Appraisal	+	Site is located next to the existing Centre boundary and results in mainly positive and neutral impacts.
Is the site acceptable for development after Sustainability Appraisal? (Yes/No)	Yes.	