

APPENDIX 2

**Candidate Site Assessment Methodology
Background Paper**

Pembrokeshire Coast National Park
Replacement Local Development Plan

August 2016

Pembrokeshire Coast National Park Authority

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1.0 Introduction

- 1.1 This document sets out the methodology and assessment process for the consideration of land for development in the Pembrokeshire Coast National Park Replacement Local Development Plan. In doing so it identifies the guiding principles for reviewing land previously allocated in the current Local Development Plan (adopted September 2010) and for establishing potential new site allocations consistent with national planning policy and sustainable development. The document will be used as part of the evidence base to support the Authority's approach towards the inclusion or omission of sites for development in the Plan.
- 1.2 The methodology is prepared to reflect national planning legislation and guidance to ensure that the identification of sites is founded on a robust and credible assessment of the suitability and availability of land for particular uses and the probability that it will be developed.
- 1.3 The Authority will consult specific consultation bodies which have a direct responsibility for protecting the environment and public interests or providing services for new development on this draft methodology prior to formal publication.

2.0 The Candidate Site Process

- 2.1 The Local Development Plan Manual – Edition 2 (August 2015) advises that early engagement should take place with developers and landowners to obtain information on candidate sites. Sites need to be brought forward early in the Plan revision process to allow consultation to take place at the preferred strategy stage. **It is vital that the promoters of candidate sites appreciate that bringing them forward after the Preferred Strategy stage will mean that it is unlikely they can be considered for inclusion in the Plan.** For further details on the Plan revision please see the National Park Authority website¹.
- 2.2 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. It is also important to note that this opportunity will be used to review the suitability of any sites allocated in the current Local Development Plan which have not already come forward for development. Any additional sites identified by Officers will also be subject to the assessment process.
- 2.3 All sites will be included in a Candidate Sites Register which will be published alongside the draft Revised Preferred Strategy of the Plan. The Register will be available on the Authority's website.

¹ <http://www.pembrokeshirecoast.org.uk/default.asp?PID=753>

3.0 Site Assessment Methodology

- 3.1 This methodology aims to provide a comprehensive overview of the development potential of 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.
- 3.2 In broad terms the Candidate Sites Assessment Methodology will include criteria to filter out sites that are, for example, incompatible with the [National Park and its Special Qualities](#), or 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.
- 3.3 The location of sites is obviously a critical issue - for example, a Candidate Site which proposes a new dwelling or residential development which is remote from existing [Centres](#) and supporting services is unlikely to be considered acceptable. Small sites at the edge of Centres will be considered as part of a review of existing Centre boundaries (see paragraphs [4.2 to 4.8](#) of this paper).
- 3.4 The methodology will also need to have regard to the Local Development Plan [Strategic Environment Assessment/Sustainability Appraisal](#) (SEA/SA) which will assist in measuring the extent to which the Plan will achieve its objectives for sustainable development. 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)². However, all sites which successfully pass through the Candidate Site Appraisal will be further appraised to identify the biodiversity value.
- 3.5 In the interests of producing a **sound development plan** and to meet Government guidance the assessment process is essentially designed to examine Candidate Sites for their:
- Suitability;
 - Availability; and
 - Probability that they can be developed within the lifetime of the Plan.
- 3.6 Site deliverability (ie. when, in the Plan period, development is likely to come forward) is a key issue for both the Authority and the Welsh Government³. In order for the Plan to be adopted it must be determined 'sound' by the Examination Inspector. This includes ensuring that the Plan will deliver its proposals and allocations. For more information on the soundness tests see [Appendix A](#).

² <http://www.pembrokeshirecoast.org.uk/default.asp?PID=755>

³ Local Development Manual 2 (August 2015) section 5.3.4 provides more detail on the expectations of Welsh Government. <http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en><http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en>

- 3.7 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 Local Development Plan allocations that may or may not have planning permission (See [Appendix E](#)).
 - Rural exception sites – small scale sites next to Centre boundaries for affordable housing only.
- 3.8 Each Candidate Site will be subject to an assessment process in order to determine its suitability for inclusion in the replacement Local Development Plan. In each instance the type of use being proposed needs to be made clear.
- 3.9 The Authority is proposing a 4-stage assessment of sites as follows:
- Stage 1 – Initial filtering of sites by size and location
Stage 2 – Detailed appraisal of filtered sites
Stage 3 – Appraisal against other parallel assessments
Stage 4 – Appraisal against the draft Preferred Strategy of the Local Development Plan
- 3.10 [Appendix D](#) of this document sets out how sites will be appraised, using a traffic-light scoring system.

4.0 Stage 1 – Initial Filtering

- 4.1 The first stage of the assessment will be to determine whether a site is:
- A.** Large enough to be potentially allocated in the Plan. Such sites are considered to be:
- Residential** - those capable of accommodating 5 or more houses which equates to a site size of about 0.15 hectares or greater based on a density of 30 units per hectare. This site size reflects the methodology used in the Joint Housing Land Availability study carried out by the Authority each year⁴.
 - Employment** - minimum 0.15 hectares. Large-scale proposals (more than 2 hectares) are generally not considered compatible with the National Park designation*. Preference will be given to sites within Centre boundaries before consideration of land adjacent to but outside Centre boundaries. Sites 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 <http://www.pembrokeshirecoast.org.uk/default.asp?PID=579>

- iii. **Retail** – minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- iv. **Commercial** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- v. **Recreation/leisure** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.
- vi. **Gypsy and Traveller Accommodation** – minimum 0.5ha (to accommodate 3 – 5 pitches)
- vii. **Mixed use proposals** - minimum 0.15 hectares. Large-scale proposals* (more than 2 hectares) are generally not considered compatible with the National Park designation.

*If your site is larger than 2 hectares it will however still be considered as a Candidate Site.

B. Acceptable in terms of location – development in the countryside is strictly controlled. Residential development, in particular which is remote from Centres and services is unlikely to be carried forward. A list of Centres included in the current Local Development Plan, and potential new Centres currently being considered for the replacement Local Development Plan Preferred Strategy are listed in **Appendix B** of this document

C. Centre Boundary Review (Small Sites)

Small housing sites (less than 0.15ha) (including those submitted as rural exception sites) adjacent or in very close proximity to the existing Centre boundaries will be considered as part of a Centre boundary review during the LDP Revision and can be submitted as Candidate Sites.

4.2 Centre boundaries fulfil strategic functions in accordance with the Preferred Strategy of the Plan which are:

- Definition of an area within which development would normally be permitted subject to meeting other planning requirements (such as access, size, design, compatibility with neighbouring uses etc);
- Direction of development to the most sustainable locations;
- Preventing inappropriate development in the countryside and avoiding ribbon development or fragmented development patterns.

4.3 To establish the suitability of land for inclusion within or exclusion from the Centre boundaries, the following criteria will be used when assessing **small sites**:

- a) Compatibility with the draft replacement Preferred Strategy– ie how much development is needed and where it should take place.

- b) Inclusion of the site should represent a natural and logical extension to a Centre using firm and defensible boundaries such as walls, hedgerows or roads;
 - c) Constraints such as impact on the National Park landscape or nature, Conservation Areas, Listed Buildings, lack of suitable access, flooding etc.;
 - d) Development of the site would not represent an unacceptable intrusion into the countryside, ribbon development or a fragmented development pattern;
 - e) The site is not used for an important community function such as playing fields, play grounds or amenity land which cannot be mitigated.
- 4.4 Exception sites are housing sites permitted in locations where market housing would not gain planning permission. Ideally they should be located next to Centre boundaries and form a logical extension to the built area. As an exception site the value of the land is lower than it would be for full market housing. The landowner must be willing to offer the land for 100% affordable housing. Support from the town or community council should be sought.
- 4.5 Exception sites should be next to a Centre boundary and form a logical extension to an existing town or village. It is also important for sites to comply with other considerations, such as land drainage and highways and landscape impact, even if they are well-related to a Centre.
- 4.6 Rural exception sites should be small in scale, although the number and size of houses will vary according to the level of local need, nature of sites identified and the size of the existing Centre. In some instances where larger need is identified, it may be more suitable to identify two or more smaller sites around the Centre boundary in preference to one large site.
- 4.7 In order for sites to be considered as exceptions sites a need for affordable housing must be shown and there must be a mechanism for making sure the properties remain affordable for all time. In the case of Low Cost Home Ownership, no mortgage lender will lend without a mortgagee in possession clause being included within a Section 106 legal agreement. As such a clause enables the re-sale of the property without restriction (in circumstances where the property is re-possessed), this does not guarantee that it will remain affordable in perpetuity. The Authority is keen to ensure that exception sites do not become market sites over time as a result of such clauses. Given this situation, exception sites will only be permitted for affordable rented properties.
- 4.8 The site value will reflect that exception sites are not sites to provide open market housing but only 100% affordable housing. Proposals for such sites can be considered under existing Local Development Plan policies.

5.0 Stage 2 – Detailed Appraisal

- 5.1 For sites which have been successfully filtered through Stage 1 this next stage will involve a detailed assessment based initially on the information submitted on the Candidate Site Form together with desk-based evidence and inspection of sites.

5.2 All sites of 0.15 hectares or more and for which a **residential use** is being proposed will be assessed against the following criteria:

- **Planning Assessment**

5.3 The planning assessment will consider if the site complies with the search sequence approach advocated in Planning Policy Wales (Edition 8; January 2016) (para 9.2.9) which is set out in [Appendix C](#) of this document.

5.4 In addition environmental considerations will be taken into account, namely the impact on the National Park landscape, the special qualities of the National Park (see policy 8 of the adopted Local Development Plan) flooding issues, geo and biodiversity, the protection and loss of the best quality agricultural land, national minerals protection policies and historic environment designations. Where relevant the planning history of the site will be taken into account.

5.5 It is recognised that many sites are likely to have some level of constraint on them that can 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.

5.6 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?

- **Infrastructure**

5.7 New development can place additional pressures on existing infrastructure such as highways, water supply, drainage and sewage capacities as well as local facilities such as schools, medical and recreational facilities. The Authority is engaging with Natural Resources Wales, Dwr Cymru and Pembrokeshire County Council to establish whether such pressures on local infrastructure exist in order to inform the assessment process and highlight those locations for which new development would not be viable or realistic within the timescale of the Plan. The development of sites is often likely to be subject to legal agreements (called Section 106 Agreements) to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from the development.

- **Accessibility**

5.8 Consideration will be given to the suitability of vehicular access to and from the site. This will focus on the potential impact upon the highway network and the level of constraint in achieving an acceptable access into the site, including the extent of loss of trees, hedgerows and historic or characteristic features.

- 5.9 National planning policy highlights the importance for new development to have access to a range of services, facilities and employment opportunities which can be accessed by existing communities. Consequently the relative distances to existing facilities, public transport stops and frequency of service will be considered. For housing proposals therefore the assessment will examine the site in terms of whether it is located within adjacent to or outside a Centre.
- 5.10 In the case of retailing and leisure proposals or other uses best located in town centres, these will be assessed according to whether they should be located within existing Centres (ie the sequential approach advocated by Planning Policy Wales).
- **Economic Viability**
- 5.11 Delivering the Plan's Preferred Strategy is a critical function of the Local Development Plan 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 – up to 2031.
- 5.12 Several factors can affect the 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.
- 5.13 It will also be necessary to assess if the site is genuinely available for development. Full details of the proposed assessment criteria are shown in Appendix D of this document.

6.0 Additional Criteria for Proposals for Non-Residential Types of Development

- 6.1 **Employment proposals** – Proposals for new employment or mixed use sites containing employment will take account of the Joint Local Employment Land Review being undertaken with Pembrokeshire County Council (2016). Evidence of need and deliverability of such sites will be particularly relevant. Sites within or adjacent to Centres will be given priority, although sites in countryside locations may be considered where they are for specific reasons linked to their location.
- 6.2 **Retail proposals** – The site selection process for retail sites will have regard to any relevant retail studies⁵ and the sequential assessment of sites in relation to retail centres as outlined in Planning Policy Wales.
- 6.3 **Gypsy and Traveller Sites** - Evidence of need for new sites will be required and sites will need to be located to serve needs of Gypsies and Travellers, including access to the local services and facilities and to public roads.

⁵ A Retail Study for the Pembrokeshire, Ceredigion area is currently being drafted July 2016 .

6.4 **Mixed use proposals** - Over and above the considerations set out above for individual uses, compatibility of uses within mixed-use sites and with neighbouring uses will be important factors.

7.0 Stage 3 – Compliance with other related assessments

7.1 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 HRA (where required)
- Equalities Impact Assessment
- Welsh Language Impact Assessment (where required)

7.2 A sustainability appraisal and strategic environmental assessment will be carried out prior to publication of the draft Preferred Strategy. Habitats Regulations Assessments (where required), Equalities Impact Assessments and Welsh Language Impact Assessments (where required)

8.0 Stage 4 – Compliance with the Preferred Strategy

8.1 To deliver the Plan 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. The draft Preferred Strategy will set out where new growth will be directed.

8.2 The Authority will use the draft revised Local Development Plan Preferred Strategy to assess, those Candidate Sites which have successfully passed through stages 1 to 3 of the assessment to assess compatibility against the draft revised Preferred Strategy.

8.3 The potential acceptability and contribution of small sites which are located outside but adjacent to the Centre boundaries identified in [Appendix B](#) of this document can also be assessed at this time.

8.4 The Local Development Plan Manual Edition 2 August 2015 requires local planning authorities to publish a list of sites which are compatible, and that are not compatible, with the draft Preferred Strategy of the replacement Local Development Plan when the Strategy is published for consultation.

8.5 Assessment of Candidate Sites against the draft Preferred Strategy will be to establish compliance. 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 replacement Local Development Plan will not be included in the Deposit Local Development Plan.

9.0 What Happens Next⁶?

9.1 There will be a three month period for the submission of Candidate Sites. The Authority will assess the sites submitted in accordance with the methodology and will liaise with:

- Welsh Government
- Natural Resources Wales
- Dwr Cymru/Welsh Water
- Dyfed Archaeological Trust
- Pembrokeshire County Council
- Town and Community Councils

prior to identifying a sieved and prioritised list of sites with reasonable potential for allocation/inclusion in line within the evolving Plan Strategy.

9.2 The Candidate Site Register will be made available on the Authority's website alongside the publication of the draft Revised Preferred Strategy ([See Appendix F](#)).

9.3 All those who have submitted sites for consideration will be added to the Local Development Plan mailing list and notified of the outcome of the initial assessment as part of the Local Development Plan Preferred Strategy Consultation.

9.4 The assessment of sites submitted will also be published. The Preferred Strategy consultation will provide an opportunity to comment on the appropriateness of the Authority's assessment.

9.5 The Local Development Plan Manual Edition 2 August 2016 Chapters 7 and 8 and the Authority's Delivery Agreement Section 2 (Timetable) provides information on the stages following Pre-Deposit Consultation how sites are progressed through the Local Development Plan process.

10.0 Further Information

10.1 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 Park Direction Team at the National Park Authority's Office on 01646 624800.

⁶ See Appendix F for Stages of Plan Revision

Appendix A: Soundness Tests and Checks

Test 1: Does the plan fit? (ie is it clear that the LDP is consistent with other plans?)

Questions:

- *Does it have regard to national policy and the Wales Spatial Plan?*
- *Does it have regard to Well-being Goals?*
- *Does it have regard to the Welsh National Marine Plan?*
- *Is it consistent with regional plans, strategies and utility programmes?*
- *Is it compatible with the plans for neighbouring authorities?*
- *Does it reflect the Single Integrated Plan and the National Park Management Plan?*
-

Test 2: Is the plan appropriate? (ie is the plan appropriate for the area in the light of the evidence?)

Questions:

- *Is it locally specific?*
- *Does it address the key issues?*
- *Is it supported by robust, proportionate and credible evidence?*
- *Can the rationale behind plan policies be demonstrated?*
- *Does it seek to meet assessed needs and contribute to the achievement of sustainable development?*
- *Are the vision and strategy positive and sufficiently aspirational?*
- *Have the 'real' alternatives been properly considered?*
- *It is logical, reasonable and balanced?*
- *Is it coherent and consistent?*
- *Is it clear and focused?*

Test 3: Will the plan deliver? (ie is it likely to be effective?)

Questions:

- *Will it be effective?*
- *Can it be implemented?*
- *Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?*
- *Will development be viable?*
- *Can the sites allocated be delivered?*
- *Is the plan sufficiently flexible? Are there appropriate contingency provisions?*
- *Is it monitored effectively?*

For further information on the soundness tests please see Chapter 2 of Planning Policy Wales - <http://gov.wales/topics/planning/policy/ppw/?lang=en>

And/or Chapter 8 of the Local Development Plan Manual – Edition 2 - <http://gov.wales/topics/planning/policy/policy-and-guidance-on-development-plans/ldpmanual/?lang=en>

Appendix B – List of Potential replacement Local Development Plan Centres

Centre	Current Strategy Category
Tenby	Tier 2 – Local Service and Tourism Centre
Newport	Tier 3 – Local Centre
Saundersfoot	Tier 3 – Local Centre
St Davids	Tier 3 – Local Centre
Crymych	Tier 3 – Local Centre
Amroth	Tier 4 – Rural Centre
Angle	Tier 4 – Rural Centre
Bosherston	Tier 4 – Rural Centre
Broad Haven	Tier 4 – Rural Centre
Dale	Tier 4 – Rural Centre
Dinas Cross	Tier 4 – Rural Centre
Felindre Farchog	Tier 4 – Rural Centre
Herbrandston	Tier 4 – Rural Centre
Jameston	Tier 4 – Rural Centre
Lawrenny	Tier 4 – Rural Centre
Little Haven	Tier 4 – Rural Centre
Manorbier	Tier 4 – Rural Centre
Manorbier Station	Tier 4 – Rural Centre
Marloes	Tier 4 – Rural Centre
Newgale	Tier 4 – Rural Centre
Pontfaen	Tier 4 – Rural Centre
Solva	Tier 4 – Rural Centre
St Ishmaels	Tier 4 – Rural Centre
Trefin	Tier 4 – Rural Centre
Cosheston	Tier 4 – Rural Centre (partly in National Park)
Hook	Tier 4 – Rural Centre (partly in National Park)
Houghton	Tier 4 – Rural Centre (partly in National Park)
Llangwm	Tier 4 – Rural Centre (partly in National Park)
Milton	Tier 4 – Rural Centre (partly in National Park)
New Hedges	Tier 4 – Rural Centre (partly in National Park)
Pleasant Valley	Tier 4 – Rural Centre (partly in National Park)
Roch	Tier 4 – Rural Centre (partly in National Park)
Square and Compass	Tier 4 – Rural Centre (partly in National Park)
Summerhill	Tier 4 – Rural Centre (partly in National Park)
Lydstep	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Nevern	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Rosebush	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre
Stackpole	Tier 4 – not in current LDP but now meets selection criteria for Rural Centre

Appendix C – Extract from Planning Policy Wales (Edition 8)

Paragraph 9.2.9

Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

- the availability of previously developed sites and empty or underused buildings and their suitability for housing use;
- the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see 4.13), and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk¹³, taking into account the possible increase of such risk as a result of climate change (and see Chapter 13), and the location of fragile habitats and species, archaeological and historic sites and landscapes (Chapters 5 and 6);
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- the potential to reduce carbon emissions through co-location with other uses.

Appendix D – Candidate Site Assessment

Section 1 – Key Questions

	Criterion	Commentary	Assessment Criteria
A	Is the site compatible with the National Park Purposes and Duty?		Yes
			Yes with mitigation
			No
B	Is there evidence to question the viability or deliverability of the site?		No
			Possibly
			Yes
C	Does the site have a planning history?		Yes – supports this proposal
			No history
			Yes – conflicts with this proposal
D	Does the site compatible with the Preferred Strategy of the Replacement Local Development Plan?		Yes
			No

Section 2 – Detailed Site Appraisal

	Criterion	Commentary	Assessment Criteria
1	Is the site within or adjoining an existing Centre?		Within a Centre
			Adjoining edge of Centre
			Countryside
2	Is the site located on previously developed (brownfield) land, as defined by Planning Policy Wales (figure 2.1)		Brownfield
			Part Brownfield/part Greenfield
			Greenfield
3	Would the development of the site result in the loss of the best and most versatile agricultural land?		No loss
			Grade 3a and above
			Grade 1 or 2
4	Is the site accessible from a public highway?		Yes
			Yes – with improvements
			No
5	Is the nearby highway network capable of accommodating the resulting traffic movements?		Yes
			Yes – with improvements
			No
6	Is public transport available?		Yes – more than 5 buses/trains per day
			Yes – less than 5 buses/trains per day

	Criterion	Commentary	Assessment Criteria
			No
6	Would the development of the site result in the loss of publicly accessible open space?		Would not result in a loss Would affect public access but could be mitigated Would result in a loss
7	Is the site within 100m of existing water, sewerage, electrical, gas and telecommunications systems?		Yes No
8	Is there a possible infrastructure capacity issue that could act as a constraint to development?		No Yes – but can be addressed through investigation/mitigation Yes
9	If the site is proposed for residential development, how does it relate to any employment uses adjacent to the site?		Close to 'good neighbour' employment uses Not close to employment uses Close to 'bad neighbour' employment uses
10	If the site is proposed for 'bad neighbour' development – ie employment are there any residential properties within 400m of the site?		Yes No
11	Does the site include or is it close to any areas designated for biodiversity importance at an international level?		No Adjacent/close Within
12	Does the site include or is it close to any areas designated for biodiversity importance at a national level?		No Adjacent/close Within
13	Does the site include or is it close to any areas designated for biodiversity importance at a local level?		No Adjacent/close Within
14	Is the site within or adjacent		No

	Criterion	Commentary	Assessment Criteria
	to a Regionally Important Geodiversity Site?		Adjacent/close Yes
15	What is the outcome of the biodiversity assessment (if applicable ⁷)?		Positive Neutral Negative
16	Is there are threat to mature trees or hedgerows within or adjacent to the site?		No Adjoining Within
17	Is the development of the site likely to affect the habitat, breeding site or resting place of a protected species?		No Potentially Yes
18	Is the site located within or close to a designated open space?		No Adjacent/close Within
19	Is the site located within or close to an area designated for cultural heritage importance?		No Adjacent/close Within
20	Is the site within or adjacent to a Conservation Area?		No Adjacent/close Within
21	Are there any Listed Buildings within or adjacent to the site?		No Adjacent/close Within
22	Are there any Scheduled Ancient Monuments within or		No

⁷ This appraisal will be undertaken for sites which are considered suitable for inclusion in the Plan only.

	Criterion	Commentary	Assessment Criteria
	adjacent to the site?		Adjacent/close Within
23	Is the site located within or adjacent to an area prone to flood risk?		No Adjacent/close Within
24	If the site is within or adjacent to an area prone to flooding is the risk acceptable, having regards to vulnerability of the development proposed.		Yes Yes, with mitigation measures No
25	Do the topographical characteristics of the site present an obstacle to development?		No Yes but can be mitigated Yes significant to prevent development
26	Would development of the site have a detrimental impact on the character of the Centre or locality?		No Yes but can be mitigated Yes significant enough to prevent development
27	Is there evidence that the site could consist of potentially contaminated land?		No Yes, but capable of remediation Yes and unlikely to be capable of remediation
28	Is the site within a minerals safeguarding zone?		No Yes but can be mitigated Yes
29	Is the land likely to be adversely affected by stability issues?		No Yes but capable of mitigation Yes

Overall Assessment

Recommendation

Appendix E – Existing LDP Allocations to be Re-Assessed

Ref	Centre	Site Name	Size/Number of Units	Proposed Use (Current Local Development Plan)
MA776	Broad Haven	North-East Marine Road	35	Mixed housing, employment and community use
HA382	Dale	Castle Way	12	Housing
HA387	Dinas Cross	Opposite Bay View Terrace	12	Housing
HA732	Herbrandston	East of Herbrandston Hall	12	Housing
HA730	Jameston	Opposite Bush Terrace	35	Housing
HA821	Jameston	Green Grove	5	Housing
HA559	Lawrenny	Adj Home Farm	30	Housing
HA848	Manorbier Station	Field opp Manorbier VC School	19	Housing
HA895	Manorbier Station	Part of Buttylands	15	Housing
HA813	New Hedges	Rear of Cross Park	31	Housing
HA825	Newport	North of Feidr Eglwys	20	Housing
HA232	Newport	Adj to Business Park	5	Mixed live/work units
HA384	Solva	Adj Bro Dawel	18	Housing
HA792	Solva	Bank House	12	Housing
HA737	St Davids	West Glasfryn Road	90	Housing
HA789	St Davids	Adj Ysgol Bro Dewi	10	Housing
MA733	St Ishmaels	Adj School	40	Mixed housing and education use
EA748	St Davids	South of St Davids Assemblies		Employment
MA746	St Davids	Between Millard Park and Glasfryn Road		Mixed employment/live-work units
HA377	Tenby	Bryn Hir	168	Housing
HA724	Tenby	Rectory Car Park	50	Housing
HA727	Tenby	West Narberth Road	25	Housing
HA752	Tenby	Butts Field Car Park	80	Housing
HA760	Tenby	Reservoir Site	12	Housing
MA710	Tenby	Sergeant's Lane	5	Mixed commercial/housing
HA738	Trefin	North of Heol Crwys	15	Housing

This list represents those land allocations in the current Local Development Plan which **have not been developed** at the time of preparation of this document (July 2016). 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.

Appendix F: Plan Stages

We are here



Stage	Main purpose
Review Report	<ul style="list-style-type: none"> Identifies the parts of the Local Development Plan that need to be revised. Publish background papers (evidence base) in support.
Delivery Agreement	<ul style="list-style-type: none"> Timetable for producing the replacement Local Development Plan. Community Involvement Scheme outlining the principles of community engagement.
Candidate Sites	<ul style="list-style-type: none"> Publish criteria for site selection. Invite site submissions.
Preferred Strategy	<ul style="list-style-type: none"> Set out the key strategic policies for the Local Development Plan Identify sites which fit with the Strategy
Deposit Plan	<ul style="list-style-type: none"> Prepare and publish the detailed policies and proposals map.
Submission	<ul style="list-style-type: none"> Submit the Plan and supporting evidence to the Planning Inspectorate.
Examination	<ul style="list-style-type: none"> An independent Inspector assesses the soundness of the Plan.
Adoption	<ul style="list-style-type: none"> The Authority adopts the Plan and uses it in making planning decisions.