



**Background Paper for Local Development Plan:  
Site Assessment Report**  
Pembrokeshire County Council

Development Plans

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October

2010

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## **Part 1 Introduction**

### **1. Introduction**

- 1.1 The purpose of this document is to outline the findings of the site assessment process undertaken by Pembrokeshire County Council as part of preparation of the Local Development Plan.
- 1.2 The Local Development Plan (LDP) will replace the Joint Unitary Development Plan for Pembrokeshire as the land-use plan for the area of Pembrokeshire excluding the National Park. A separate LDP has been produced by the National Park Authority for its own planning area.
- 1.3 The document has five parts to it. The first part sets out the background to the Candidate Site Process. The second part explains the different assessment stages involved in the process and what happened at each stage. The third part provides tables summarising those Candidate Sites included as allocations and within settlement boundary reviews. The fourth part of the report is a summary and analysis of all individual Candidate Sites. The fifth part of the report summarises all allocations that the LDP has made which were not Candidate Sites and also identified those former JUDP allocations which have not been maintained in the LDP.
- 1.4 Background information in relation to the assessment process is included in the Appendices.

### ***Summary of Outcomes***

- 1.5 All Candidate Sites were given an individual site reference number. The outcome of each site is noted in site reference number order, with an officer summary in Table 4 of this report.

### ***The Candidate Site Process***

- 1.6 As part of the information gathering process for the LDP, the Authority invited submissions of Candidate Sites. Applicants were required to provide basic information regarding the site on an application form accompanied by a map showing the site area. The Authority provided guidance to applicants indicating in general terms where might be suitable and sustainable locations, to avoid unduly raising expectations. The guidance note provided can be found in Appendix 1 of the report.
- 1.7 The Candidate Sites process ran from the 14<sup>th</sup> November 2007 until the 30<sup>th</sup> May 2008. Initially the closing date was the 30<sup>th</sup> March 2008, but due to the unprecedented interest this was extended until the 30<sup>th</sup> May 2008. A total of 1107 Candidate Sites were received by the Authority.

- 1.8 The Candidate Sites process was extensively publicised. A range of groups were contacted in November 2007 including: all County Councillors, all Town and Community Councils and adjoining Town and Community Councils, all specific consultees including water suppliers, electricity companies and telephone companies, all general consultees, including local estate agents, Community Associations, builders and religious groups and any individuals who had contacted the Authority expressing an interest in the plan. An advert was placed in the local newspaper (the Western Telegraph) for two consecutive weeks - the 21<sup>st</sup> and 28<sup>th</sup> November 2007. In addition, 277 posters were distributed to different centres across Pembrokeshire including village halls, community centres, leisure centres, Post Offices, doctor's surgeries, solicitors firms and agricultural suppliers/farm shops. Posters and displays were also placed in the reception areas of the County Hall Offices. Further press releases and adverts were published to advertise the extension of the date.
- 1.9 Candidate Sites were received from landowners, prospective developers, members of the public and public authorities including Pembrokeshire Coast National Park Authority, the Local Health Board and Milford Haven Port Authority. The Authority also submitted some Candidate Sites into its own process, for evaluation alongside and on the same basis as the sites put forward by others.
- 1.10 The vast majority of Candidate Sites received proposed land to be developed for housing purposes (around 930 sites). The remaining sites proposed the use of land for uses such as new / improved highways, employment, leisure and open space, retail and various mixed uses. The method of assessing Candidate Sites varied according to the type of use of land proposed and the requirement for development land in the plan area for that particular use. The quantity of Candidate Sites received by the Authority was far in excess of the land required for the development needs of Pembrokeshire during the plan period, adoption – 2021. A detailed report of the assessment procedures is provided below.

### ***Consideration of Other Sites***

- 1.11 As well as those sites submitted for consideration by the Authority under the Candidate Site process, other sites were also assessed for inclusion as allocations within the Plan. These included all previous Joint Unitary Development Plan allocations and a number of officer identified sites. All of these sites were considered under the same processes as all Candidate Sites. Those non-candidate sites identified as allocations are included in Part 5 of this report. Part 5 also identifies those Joint Unitary Development Plan allocations which have not been maintained in the LDP.

## ***Consideration of sites for allocations and the review of settlement boundaries***

- 1.12 The assessment of Candidate Sites and other potential sites ultimately aimed to identify sites to be 'allocated' within the LDP and/or sites for consideration under a review of Settlement Boundaries.
- 1.13 For Candidate Sites proposed for housing element (including holiday accommodation, mixed use incorporating residential development and care homes) a size threshold was used to assess whether or not sites should be considered for allocation or the settlement boundary review. All sites over 0.5ha proposed for housing were assessed and considered as potential allocation sites. Sites below this size were considered as part of settlement boundary review, as were those sites found not suitable for allocations during the assessment process. A separate assessment process took place for Candidate Sites proposed for other land uses.
- 1.14 There were 587 sites of 0.5 hectares or more which were considered under the allocation process. The remaining 346 were 0.49 hectares or less in size and considered under the Settlement Boundary review process.

## **Part 2 Explanation of Assessment Process**

### **2. Assessment Process - Phases**

- 2.1 The assessment of sites was conducted over a 5 stage process.
- 2.2 The Stage 1 assessment looked at whether sites were within or adjacent to a land use constraint including constraints such as floodzones and nature reserves.
- 2.3 The Stage 2 assessment looked at conformity with the Preferred Strategy and access issues.
- 2.4 The Stage 3 assessment examined sites' proximity to settlements within the Settlement Hierarchy (within 100m).
- 2.5 The Stage 4 assessment involved an assessment by stakeholders including organisations such as the Environment Agency Wales and Countryside Council for Wales.
- 2.6 The Stage 5 assessment considered the scale and type of development proposed, and whether there was a need for the proposal. This stage also comprised the settlement boundary review methodology

## ***First Stage Assessment: Constraints***

2.7 Each of the 587 Candidate Sites for Housing which were 0.5 ha or greater were assessed against a number of constraints including assessments of whether they were:

- Within or intersecting a C2 Floodzone
- Within or intersecting a C1 Floodzone
- Within or intersecting a B Floodzone
- Within or intersecting a SSSI (Site of Special Scientific Interest)
- Within or intersecting a SAC (Special Area of Conservation)
- Within or intersecting adjoining Common Land
- Intersecting a Health and Safety Executive consultation zone
- Intersecting Ancient Woodland
- Intersecting Historic Parks and Gardens
- Within or intersecting a National Nature Reserve
- Within or intersecting a Local Nature Reserve
- Within or intersecting a Marine Nature Reserve

2.8 Intersecting means that a constraint affected part of a site. Some sites were identified as intersecting a designation where a very small part of the site overlapped a constraint. Being adjacent to a site can be significant particularly for environmental designations linked to species, as species may use neighbouring areas of land.

2.9 No Candidate Sites were within or intersected any areas in a C1 Floodzone, National Nature Reserve or Marine Nature Reserve.

2.10 There were 60 Candidate Sites proposed for housing were located entirely within or intersected a designation which restricted the potential for development. Where this designation only impacted on a part of the site or where the constraint could be overcome, the site remained in the assessment process for further analysis. This was the case in the majority of instances.

2.11 Non-housing sites were also assessed against the constraints identified above and the information on these constraints fed into their separate land use assessment process.

### **Assessment of constraint implications**

2.12 In the majority of cases the constraint identified did not mean that a site was filtered out of the process, instead the constraint was noted and the site remained within the process for more detailed consideration and assessment by relevant specific consultees. Many constraints can be overcome, for example a Common Land designation does not preclude development as there is a process by which an application can be made to extinguish the Rights of Common. However as this process can take up to

two years, the assessment of sites has included this consideration on the basis that it might affect timescales for deliverability or affect the provision of open space for a settlement.

- 2.13 If the site was proposed for housing and entirely within a C2 floodzone it was dismissed. If the site intersected (not entirely within) a C2 floodzone, was within a B floodzone or proposed for a non-residential use (a non highly vulnerable use under the definition of TAN 15), the site remained within the assessment process. If it remained within the process of the stages 2 and 3 assessment, it was passed to the relevant specific consultation body (the Environment Agency) for comments in assessment stage 4.
- 2.14 Where sites were within or intersecting a nature designation such as a Site of Special Scientific Interest (SSSI) or Local Nature Reserve, sites were not phased out at this stage. If it remained within the process under Assessment stages 2 and 3, it was passed to the relevant specific consultation bodies (the Environment Agency and Countryside Council for Wales) for comments in Assessment stage 4.
- 2.15 Sites which intersected other constraints such as Ancient woodland, HSE zones, Common Land and Historic Parks and Gardens were kept within the process and if they remained within the process following assessment stages 2 and 3, more information was sought from relevant specific consultation bodies in assessment stage 4 as to the extent to which the constraint would limit development.

### **Number of housing sites removed due to constraints**

- 2.16 Three housing Candidate Sites were phased out of consideration at this stage because of their constraints. A further five housing Candidate Sites were identified as having a significant constraint and were assessed further but were subsequently dismissed primarily because of their constraint.

### **Number of non-housing sites filtered due to constraints**

- 2.17 No non-housing sites were phased out of consideration at this stage.
- 2.18 The Table in Section 4 has a cross in Stage 1 where any sites were affected by a constraint.



## ***Second Stage Assessment: Preferred Strategy and Access***

2.19 The Stage 2 Assessment comprised an evaluation of the sites compatibility with the Preferred Strategy and also potential means of access.

### **Compliance with Preferred Strategy**

2.20 The Preferred Strategy which was published in Spring 2009 set out for consultation the suggested overall level of growth and key areas for change and protection in Pembrokeshire (excluding the National Park) between 2011 and 2021. A settlement hierarchy was proposed within this document which established the level of development that would be appropriate in different settlements across the Plan Area. Following the public consultation on the document, this settlement hierarchy was revised. The revised hierarchy (with 13 fewer settlements identified for allocations) was used as a basis for the Second Stage Assessment (see Rural Facilities Survey Report 2008 and Update 2010).

2.21 Only those sites proposing housing, measuring more than 0.5ha and located within a settlement identified as being a hub town, a rural town, a service centre or a service village in accordance with the Preferred Strategy revised settlement hierarchy were considered as having potential for housing allocations. Proposals for housing in settlements identified as Local Villages were not considered for allocations but were considered under the settlement boundary review process (see Fifth Stage Assessment).

The following aspects were evaluated in relation to sites:

- The quality of the existing access;
- Whether the proposed access was suitable or if not, could be improved sufficiently to accommodate the proposal;
- The relationship to existing settlement; and
- Whether any identified land constraint designations could be overcome.

2.22 There were 18 Candidate Sites which had a designation constraint identified in stage 1 dismissed at this stage.

2.23 248 Candidate Sites located in Towns, Service Centres and Service Villages were identified at this stage as not complying with the criteria identified above. The majority of these sites were dismissed.

2.24 Sites not acceptable in Stage 2 are shown with a cross in the Stage 2 box in the table in Section 4.0.

### ***Third Stage Assessment: Proximity to a Settlement in the Hierarchy (within 100m)***

- 2.25 All Candidate Sites were assessed for their physical proximity to a settlement identified in the Settlement Hierarchy.
- 2.26 Planning Policy Wales Edition 3, 2010 establishes that new housing development should be well integrated to the existing pattern of settlements (paragraph 9.3.1). This assessment was conducted to ensure that the development takes place in sustainable locations. Those that were physically separated from any settlement identified in the hierarchy by over 100m were dismissed from further consideration as they were considered too remote and separated to be considered as an allocated site.
- 2.27 There were 254 sites identified as being located over 100m from the physical edge of a settlement in the settlement hierarchy.
- 2.28 Sites proposing uses other than housing remained within the assessment process but had the outcome noted.
- 2.29 Sites that were over 100m from a settlement in the hierarchy are shown with a cross in the Stage 3 box in the table in Section 4.0.

## ***Fourth Stage Assessment: Consultation Responses***

2.30 At this stage all Candidate Sites being considered as potential allocations were discussed with stakeholders.

2.31 The Authority wrote to all Town & Community Councils on 10 August 2009 seeking observations and comments on sites located within their areas. They were supplied with maps and general details of all submissions in their area, and invited to respond by 25 September 2009.

2.32 A small number of specific stakeholders were sent details of sites remaining in the assessment for possible inclusion in the Deposit LDP. These sites were collectively known as 'Potential Sites'. These stakeholders were:

- Countryside Council for Wales
- Environment Agency Wales
- Dyfed Archaeology
- Dwr Cymru – Welsh Water
- Health and Safety Executive
- Welsh Assembly Government – Transport division
- CADW
- Pembrokeshire County Council Highways division
- Pembrokeshire County Council Public Protection division

2.33 The Authority sent these organisations maps and details of all 'Potential Sites'. These stakeholders only received details of those sites remaining in the assessment following Stages 1-3. A list of indicative questions was also supplied – see appendix 3.

2.34 Following receipt of the consultation responses, further analysis of sites took place. In some instances consultees commented on sites but their comments did not preclude their development. Of those sites on which the Council received comments, stakeholders objected to 137 sites. In some instances those objections could be overcome by design or by reducing the site size, and therefore in some instances sites remained within the assessment process for further consideration. Although Pembrokeshire County Council's Highways department had been involved in assessment stage 2, they were also consulted on specific sites at this stage, as in some instances the full area of the Candidate Sites had been deemed unacceptable, but smaller sections within these sites were considered to have a development potential.

## ***Fifth Stage Assessment: Scale/Type of Development and Most Suitable Location***

2.35 Officers conducted this assessment, which involved a number of different elements and stages as set out below, depending on the use of the proposed Candidate Site and also its size.

### **Larger housing proposals**

2.36 Those sites over 0.5ha in size proposing housing or an element of housing, and which remained in the assessment process following the earlier stages, were considered in relation to the following criteria:

- Level of need for housing within the settlement and appropriate to the level of the hierarchy
- Level of existing consents in the settlement (not started or under construction)
- Location of the Candidate Site(s) within the settlement:
  - Physical relationship with the existing built form and pattern of development, and
  - Sustainability issues, proximity to services within the settlement.
- Potential landscape impacts e.g. Amenity, ecological impacts, including on soil (with information from Welsh Assembly Government Sustainability Environmental Evidence Division) and
- Potential landscape impacts from subdividing agricultural land.

2.37 All large housing Candidate Sites (of over 0.5ha), including those not considered appropriate for an allocation, were also assessed under the Settlement Boundary Review Methodology.

### **Small scale housing proposals**

2.38 Sites of less than 0.5 ha proposing housing were assessed using the Settlement Boundary Review Methodology, which is established in the next section.

### **Non housing proposals**

2.39 Sites proposing non-housing uses were assessed through a variety of mechanisms:

- a. The site selection process for Retail sites relied on an assessment of need and likely future need and the sequential assessment of sites in relation to existing Town and Local Retail Centres (see LDP Background Papers: Main Towns, 2008; Local Centres, 2009 and County Wide Retail Capacity Study 2010).

- b. Proposals for new employment or mixed use sites containing employment were assessed in relation to deliverability and their relationship to settlements in the hierarchy. The need for such sites was informed by the LDP Background Paper: Employment Land Report (2008 and 2010). In some settlements, no allocation for employment uses was identified as proposals could successfully be brought forward under a criteria based policy. Existing employment sites have not been allocated as LDP policy will protect the established uses on these sites.
- c. Open space designations were identified in settlements using a methodology established in the Background Paper: Open Space Assessment (2010).
- d. Green wedge designations were identified using a methodology established in the Background Paper: Green Wedges (2010)
- e. Community Facility proposals were assessed in relation to whether there was a need for the facility and whether the source of funding or the developer could provide a strong indication of its deliverability.
- f. Transport proposals were assessed in the context provided by the programmes of the Regional Transport Plan and County Council, taking into consideration whether or not they were in an identified funded programme of works and likely to come forward during the plan period.
- g. Waste proposals were assessed against the Regional Waste Plan proposals, together with locally-identified requirements. A Waste Background Paper (2010) has been prepared to support the LDP.
- h. No allocations were identified for leisure or holiday accommodation. Applications can be determined on a case-by-case basis against the criteria based policies of the LDP as they are received.
- i. No allocations were identified for quarry or mineral developments. Applications can be determined on a case-by case basis against the criteria based policies of the LDP as they are received. The landbank for hard rock is adequate for the LDP period and beyond; that for sand and gravel is adequate for the plan period but restricted beyond it. A Minerals Landbank Background Paper (2010) has been prepared to support the LDP.

## Settlement Boundary Review Methodology

2.39 Settlement Boundaries have been drawn for those settlements defined in the settlement hierarchy as Hub and Rural Towns, Service Centres and Service Villages. Smaller settlements with fewer services are known as Local Villages and Local Village Settlement Boundaries have been defined in these settlements.<sup>1</sup> The latter are sub-divided into Large and Small Local Villages, with the LDP explaining the different approaches to new housing provision presented in each.

2.40 The varied scale and function of settlements is reflected in their position in the settlement hierarchy and in some circumstances the LDP adopts different policy approaches according to a settlements' position in the hierarchy. Therefore the methodology used to define Settlement Boundaries is different for Local Villages to all other settlements at a higher level of the hierarchy. The methodology used to delineate the boundaries is set out below.

2.41 Planning Policy Wales Edition 3, 2010 (PPW, Edition 3, 2010) establishes that local planning policies should promote *“resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on Greenfield sites”*<sup>2</sup>.

2.42 It also states that new housing development should be *“well integrated to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern”*<sup>3</sup>.

### Settlement Boundaries

2.39 Settlement Boundaries for Hub and Rural Towns, Service Centres and Service Villages identified the existing physical built environment of the settlement and included those allocations identified by the plan which would (once developed) form a cohesive part of the settlement fabric. Settlement Boundaries exclude those areas deemed to relate physically to the countryside and those areas of greenfield land which would unnecessarily increase land-take and increase urban sprawl or ribbon development.

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<sup>1</sup> See Background Paper: Rural Facilities Survey 2010 Update and Background Paper: Scale and Location of Growth 2010

<sup>2</sup> Planning Policy Wales (Edition 3, 2010) section 4.42

<sup>3</sup> Planning Policy Wales (Edition 3, 2010) section 9.3.1

2.40 Compared with other settlements in the hierarchy, Local Villages are generally smaller and provide fewer services and community facilities. There is considerable variation in the scale and nature of the different settlements within this category, but they are often more dispersed in nature than those settlements identified as Service Villages, Service Centres and Towns. A more modest level of development is anticipated to be delivered in Local Villages over the Plan period. To ensure that the LDP strategy is successfully implemented and to reflect the different nature of Local Villages, a refined methodology was used to define their Settlement Boundaries.

2.41 In Local Villages, Settlement Boundaries define the existing residential built environment, including areas of land that (once developed) would contribute to the cohesive form of the village. Areas of land which are developed but non-residential are excluded from the Settlement Boundary.

2.42 When defining all Settlement Boundaries, the methodology used to define boundaries across the hierarchy was that:

- The curtilages of dwellings within settlements were included within a Settlement Boundary unless they were considered visually or functionally separate to the dwelling.
- Areas with planning permission that were physically connected and related strongly to the settlement were included within a Settlement Boundary.
- Recreational or amenity open space which was physically surrounded by the settlement or adjoined on three sides by the settlement has normally been included within a Settlement Boundary. Recreational or amenity space which extends into the countryside or primarily relates in form and nature to the countryside has normally been excluded from the Settlement Boundary.
- Individual plots or small-scale development opportunities which would provide infill or rounding off opportunities in areas physically and visually related to the existing built environment were included within a Settlement Boundary.
- Existing scattered peripheral residential dwellings not strongly relating to the settlement were excluded from the Settlement Boundary.
- Traditional agricultural buildings with potential to be converted to residential use and which physically relate to a settlement were included within Settlement Boundaries.
- Employment allocations and existing employment sites on the periphery of a settlement which are significant in size in comparison with the settlement's scale, or are clearly beyond a settlement, are excluded from the Settlement Boundaries.

#### **Within Settlement Boundaries for Hub Towns, Service Centres and Service Villages**

- Existing or newly allocated employment land which is surrounded by the built environment of the settlement is included within a settlement boundary.

- Caravan sites (residential and touring, including gypsy sites) which are surrounded by the built form of the settlement are included within a Settlement Boundary. Caravan sites which are not surrounded by the built development of the settlement are excluded from the Settlement Boundary on the basis that their more open physical nature is an important transition element between the settlement and the countryside. Redevelopment of a large site in such an area could potentially consolidate and extend urban sprawl and negatively impact on the environment and landscape, both urban and rural.
- Working farms which are surrounded by the built form of the settlement or relate visually and physically to the settlement are included within the Settlement Boundary.
- Retail allocations, existing community facilities and mixed use developments which are physically related in nature to the settlement are included within a Settlement Boundary.

### **Settlement Boundaries for Local Villages**

The methodology applying to all Settlement Boundaries was applied in Local Villages. Differences in defining the boundaries were:

- Large existing employment sites, modern agricultural buildings or working farms and caravan sites are excluded from Local Village Settlement Boundaries as in many cases their redevelopment for residential purposes would adversely affect the character of the settlement and be disproportional in scale to the settlement. Policies in the LDP will enable their continued operation and expansion of the existing use where appropriate.
- Existing community facilities such as religious buildings, schools and community halls are included within Settlement Boundaries if they physically relate to the village.

### **Sustainability Appraisal**

Assessment of Candidate Sites comprised the initial screening process of the Sustainability Appraisal which incorporates the Strategic Environmental Assessment. A detailed Sustainability Appraisal of all allocated sites is included as part of the Sustainability Appraisal Report – Deposit Stage.



## **Part 3 Summary of Allocations and Settlement Boundary Review**

### **3. Summary**

- 3.1 Of the 1100 Candidate Sites submitted, 53 have been identified as Housing Allocations (see Table 3.1). A total of 138 (including the 53 housing allocations) have been included in the Settlement Boundaries of Hub Towns, the Rural Town, Service Centres and Service Villages (see Table 3.5). A further 44 Candidate Sites are included within a Local Village Settlement Boundary (see Table 3.6).
- 3.2 The Candidate Sites proposed for housing development together would provide an area of land many times greater than that required to meet the LDP housing requirement of 5600 units over the plan period. This has meant that the majority of housing Candidate Sites have not been allocated or included in settlement boundaries for development.
- 3.3 In some instances Candidate Site proposals that are not allocated or included within Settlement Boundaries may still potentially be able to gain planning permission under the proposed LDP policies, for example as exception sites for affordable housing or under criteria policies which permit development which is well related to settlement boundaries.
- 3.4 The tables that follow identify the progress of each site at each stage of the assessment of Candidate Sites. In some instances part of a site was unacceptable but a part was suitable either for inclusion within a Settlement Boundary or as an allocation. In a few instances a site is allocated for a different use than that proposed by the applicant. Officers' summaries provide further analysis.

### 3.1 Summary of Candidate Sites (CS) Allocated for Housing Allocations

\*Please note: In some instances only a part of the CS has been included in the allocation\*

CS Number	Name of CS	Nearest Settlement	Housing Allocation Site Reference Number	Housing Allocation Name LDP
18	Tower Field	Monkton	HSG/095/00147	Pembroke - adjacent to Long Mains and Monkton Priory
29	Awel-y-Mor, Longdown Bank	St Dogmaels	HSG/122/00035	St Dogmaels - Awel y Mor extension
43	Plough Penny Field	St Florence	HSG/123/LDP/01	St. Florence - north of Parsons Green
153	Greenways	Haverfordwest	HSG/040/00275	Haverfordwest - between Shoals Hook Lane and the bypass
180	N of the Kilns	Llangwm	HSG/063/00024	Llangwm - Opposite The Kilns
186	The Nursery,	Houghton	HSG/045/00008	Houghton - Nursery
195	Adj. Fox Chase	Haverfordwest	HSG/040/00275	Haverfordwest - between Shoals Hook Lane and the bypass
222	Fourth Lane	Pembroke	HSG/095/00144	Pembroke - north of Gibbas Way
223	Penally Heights	Penally	HSG/097/LDP/02	Penally - Penally Heights
225	Land at Station road	Kilgetty	HSG/050/00043	Kilgetty - land to the rear of Newton Hall
227	South of Kilgetty	Kilgetty	HSG/050/00041	Kilgetty - land west of Stepside School
244	Field SN0303 4608	Milton	HSG/087/LDP/01	Milton - West of Milton Meadows
251	East of the Forge	Croesgoch	HSG/028/00013	Croesgoch - East of the Forge
252	OS 5775, 7600, 7678	Pentlepoir	HSG/099/LDP/01	Pentlepoir - Land adjacent to Coppins Lodge
270	Adj Peppers Green	Robeston Wathen	HSG/113/LDP/01	Robeston Wathen - south of Robeston Court
272	Castle Banks	Roch	HSG/114/LDP/01	Roch - east of Pilgrim's Way

<b>CS Number</b>	<b>Name of CS</b>	<b>Nearest Settlement</b>	<b>Housing Allocation Site Reference Number</b>	<b>Housing Allocation Name LDP</b>
293	Post Office Farm	Martletwy	HSG/083/LDP/01	Martletwy - West of Post Office Farm
305	Maes y Gro Fields	St Dogmaels	HSG/122/00035	St Dogmaels - Awel y Mor extension
319	Fields 5100 - 5.96	Lamphey	HSG/052/00011	Lamphey - South of Cleggars Park
320	JUDP allocation 040/00275	Haverfordwest	HSG/040/00275	Haverfordwest - between Shoals Hook Lane and the bypass
362	Cornerways	Simpson Cross	HSG/119/LDP/01	Simpson Cross - east of Hill Lane
369	North of School	Spittal	HSG/120/00018	Spittal - north west of Wesley Way
370	Land adjoining school	Spittal	HSG/120/00018	Spittal - north west of Wesley Way
371	East of Bush Hill	Pembroke	HSG/095/00154	Pembroke - north and west of Railway Tunnel
376	Golden Grove	Neyland	HSG/093/00066	Neyland - East of Poppy Drive
389	North of village	Llanddewi Velfrey	HSG/057/LDP/01	Llanddewi Velfrey - North of the Village Hall
400	Heol yr Eglwys	Eglwysrwr	HSG/033/00035	Eglwysrwr - South west of the school
406	Field 2261	Simpson Cross	HSG/119/LDP/01	Simpson Cross - east of Hill Lane
409	Land adj to Hafod	Blaenffos	HSG/006/00003	Blaenffos - adjacent to Hafod
417	Slade Lane North	Haverfordwest	HSG/040/00273	Haverfordwest - Slade Lane North
433	New House	Maenclochog	HSG/081/LDP/01	Maenclochog - north west of the Globe inn
475	Parc Y Fferm	Puncheston	HSG/108/LDP/01	Puncheston - Opposite Bro Dewi
500	Court Meadow	Letterston	HSG/053/00009	Letterston - Court Meadow
512	Land East of Maes Yr Yrfa	Crymych	HSG/030/LDP/01	Crymych - east of Waunaeron
531	Quarry rear of Industrial site	Templeton	HSG/132/LDP/01	Templeton - South of the Boars Head junction
535	Field OS 8314 & 7817	Monkton	HSG/095/00153	Pembroke - adjacent to Monkton Swifts

<b>CS Number</b>	<b>Name of CS</b>	<b>Nearest Settlement</b>	<b>Housing Allocation Site Reference Number</b>	<b>Housing Allocation Name LDP</b>
581	Clynderwen Co-op	Clynderwen	HSG/152/LDP/01	Clunderwen - Depot site
605	Land adjacent to the Paddock	Penally	HSG/097/LDP/01	Penally - North of The Paddock
606	Land East of Bunkers Hill	Milford Haven	HSG/086/00226	Milford Haven - Steynton Myrtle Hill
655	Land to rear of Ramoth Chapel	Abercych	HSG/001/LDP/01	Abercych - Adjacent to Waterloo Cottage
822	Land adjacent The Boundary	Cosheston	HSG/025/00028	Cosheston - south of Tinkers Fold
825	Land adjacent to Starboard Five	Milford Haven	HSG/086/00318	Milford Haven - Castle Pill - 96/0491/PA
835b	Beaconing	Rosemarket	HSG/116/LDP/01	Rosemarket - opposite The Glades
847	OS 6871 and land to east	Clarbeston Road	HSG/022/00012	Clarbeston Road - West of Ash Grove
848	Land south of Picton Terrace	Clarbeston Road	HSG/022/00012	Clarbeston Road - West of Ash Grove
951	Land to rear of Cotswold Gardens	Kilgetty	HSG/050/00042	Kilgetty - extension to James Park and Cotswold Gardens
955	Rear of Dyrham House	Robeston Wathen	HSG/113/LDP/01	Robeston Wathen - south of Robeston Court
977	Maes Y Bryn	Llandissilio	HSG/060/LDP/01	Llandissilio - Pwll Quarry Cross
979a	The Meads	Milford Haven	HSG/086/00222	Milford Haven - South West of The Meads
992	Land off Imble Lane	Pembroke Dock	HSG/096/00231	Pembroke Dock - North of Imble Lane
993	Pembroke Road	Pembroke Dock	HSG/096/00238	Pembroke Dock - North of Pembroke Road
997	Ford Farm	Wolfscastle	HSG/149/LDP/01	Wolfscastle - Opposite Haul y Bryn

<b>CS Number</b>	<b>Name of CS</b>	<b>Nearest Settlement</b>	<b>Housing Allocation Site Reference Number</b>	<b>Housing Allocation Name LDP</b>
998	Thornton Road	Milford Haven	HSG/086/00223	Milford Haven - Steynton Thornton Road

### 3.2 Summary of Candidate Sites (CS) Allocated as Employment and Mixed Use Allocations

\*Please note: In some instances only a part of the CS has been included in the allocation\*

<b>CSs which are employment allocations</b>			
<b>CS Number</b>	<b>Name of CS</b>	<b>Proposed Use of CS by Applicant</b>	<b>New Employment Sites Reference</b>
1003	Templeton Airfield	Industrial Employment	EMP/132/00001
1020	First Milk	Anaerobic Digester	EMP/040/00003
577	Station Yard Site	Housing	EMP/053/00001
588	Welsh Water site off Marble Hall Rd	Employment/ Industrial	EMP/086/LDP/01
590	Land South of Thornton Industrial Estate	Employment	EMP/086/LDP/01
675	Enc.8955 North of Honeyborough Industrial Estate	Retail/ Industrial	EMP/093/00001
766b	Liddeston Ridge	Renewable energy/tank sto	EMP/086/00001
831	Former Welsh Water Site	Housing	EMP/086/LDP/01
958	Former Overmile Yard	Housing	EMP/086/00002
<b>CSs which are mixed use allocations</b>			
<b>CS Number</b>	<b>Name of CS</b>	<b>Proposed Use of CS by Applicant</b>	<b>Mixed Use reference</b>
499	Old Hakin Road Land adjacent to Jewson	Housing, Employment	MXU/040/01

### 3.3 Summary of CSs Allocated as Retail Allocations

<b>CS Number</b>	<b>Name of CS</b>	<b>Proposed Use of CS by Applicant</b>	<b>Retail Allocation Reference</b>
736	Land off West Street	Retail	RT/034/01

### 3.4 Summary of Candidate Sites (CS) Allocated as Open Space

**\*Please note: In some instances only a part of the CS has been included in the allocation\***

CS Number	Name of CS	Proposed Use of CS by Applicant	Amenity Open Space Reference
105	OS 8624 South of Grove Way	Housing	OSP/095/17
258	West Neyland	Housing	OSP/093/02
651	Land South of Thomas Parry Way	Housing	OSP/040/26
686	Barrack Hill	Town Green / Open Space	OSP/096/24
697	Land adjacent Park View Crescent	Memorial Park/ Open Space	OSP/096/25
700	Old Central Garage Site	Recreation/ Town Green	OSP/096/28
703	Currently un-named	Housing	OSP/095/17
748	Cosheston Pill, Waterloo	Industrial	OSP/096/03
760	Gelliswick Bay	Leisure/marine use	OSP/086/30
762	Fishermans Walk	Residential	OSP/086/32
767	Milford Dock	Mixed leisure/residential	OSP/086/27
781a	Slothy Mill	Housing	OSP/095/23
877	Part of land adjacent to Golf Course	Housing	OSP/096/23
979b	The Meads	Health/Youth Centre	OSP/086/10
982	Yacht Club & adjoining land	Housing	OSP/086/30
987	Brunel Quay	Marine/tourism/leisure us	OSP/093/13
990	Land at Cleddau Bridge	Housing	OSP/096/20
996a	Military Road	Housing	OSP/096/23
1007	Phase 1: Brigend Terrace Bypass	Highway	OSP/095/13

<b>CS Number</b>	<b>CS name</b>	<b>Proposed Use of CS by Applicant</b>	<b>Recreational Open Space Reference</b>
377	Golden Grove	Housing	OSP/093/04
696	Land adjacent Pembroke Youth Centre	Rec.Space/ Town Green	OSP/096/26
698	Playing field adjacent Albion Square	Community Playing Field	OSP/096/12
699	Britannia Field	Open Space/ Town Green	OSP/096/11
761	Hubberston Fort & Land North	Mixed use/residential	OSP/086/24
834b	Albion St Playground	Housing	OSP/086/06
932	Gelliswick Valley	Leisure/community use	OSP/086/42
980	Pond Meadow	Housing	OSP/086/08
981	Gelliswick Road	Housing	OSP/086/24
991	Albion Square	Housing/Open Space	OSP/096/12
979a	The Meads	Health/Youth Centre	OSP/086/37



### **3.5 Candidate Sites (CS) included within Town, Service Centre and Service Village Settlement Boundaries**

**\*Please note: In some instances only a part of the CS has been included in the boundary\***

<b>CS Number</b>	<b>Name of Site</b>	<b>Settlement Name</b>
2	Kilgetty Cottages	Kilgetty
10	Field 241	Pentlepoir
11	OS 1161, Cuckoo Lane	Haverfordwest
40	Golygfa	Tegryn
48	Ashridge Acres	Pembroke
61	Ashdown	Begelly
75	Ivybridge	Goodwick
78	Crud y Werydd	Fishguard
94	Adjacent to Evening Star Farmhouse	Pentlepoir
110	Greenwell Park	Crundale
113a	Begelly countryside gardens	Begelly
122	Caradon	Tegryn
126	Long View	Pembroke Dock
128	Penrallt Farm	Goodwick
130	Unicorns Meadow	Hayscastle Cross
146	Upper House Farm	Mathry
161	Church Field	Pembroke
164a	Pembroke Station	Pembroke
164b	Pembroke Station	Pembroke
165	Haverfordwest Station	Haverfordwest
167	Johnston Station	Johnston
174	South of Vale Road	Houghton
186	The Nursery,	Houghton

CS Number	Name of Site	Settlement Name
199	Cattle Market site	Haverfordwest
204	Land adj to the Cottage	Begelly
206	Rear of Tudor Villa	Pembroke
215	Martletwy House Farm	Martletwy
224	Stock House field	Lamphey
231	Adjoining pentowr cemetery	Fishguard
237	Pembroke Dockyard marine wharf	Pembroke Dock
241	Stone Pitt	Begelly
264	The Cedars	Goodwick
291	Rose Park	Templeton
352	Picton Terrace	Carew
372	Off Golden Hill	Pembroke
398	Greenacres	Crymych
426	Johnston Hall	Johnston
436	Sibrwd y Dail	Tegryn
441	Redstone Mill	Narberth
453	Fron Las	Abercych
456	Church View Option No.1	Rosemarket
457	Church View Option No.2	Rosemarket
478	Barn Farm complex	Hook
511	Land North of Y Bryn	Blaenffos
520b	Begelly Farm (Cartref)	Begelly
536	Rear of 39 Monkton	Pembroke
589	Land off Marble Hall Rd	Millford Haven
593	St. Thomas Green	Haverfordwest
600	Unit A - Land adjacent to B478 & Brodderwen	Clunderwen

CS Number	Name of Site	Settlement Name
603	Land at Thornton Industrial Estate	Milford Haven
617	21 West Hill	Lamphey
646	Maes Y Graig, Haybarn	Puncheston
656		Tavernspite
712	The Garden	Pembroke
741	Glanmoy Lodge Grounds	Goodwick
752	Pembroke Port	Pembroke Dock
753	Pembroke Ferry Terminal	Pembroke Dock
754	South Yard Basin & Slipway	Pembroke Dock
755	Land south of Graving Dock	Pembroke Dock
756	Graving Dock	Pembroke Dock
757	MoD Slipway, Jetty & Buildings	Pembroke Dock
761	Hubberston Fort & Land North	Milford Haven
767	Milford Dock	Milford Haven
803	Land to rear of Star Farm	Maenclochog
804	Land to rear of Preswlfa	Maenclochog
805	Land rear of Arfryn	Maenclochog
808	Bottom of Woodfield Grove	Cosheston
809	Simmos Cowshed	Haverfordwest
823	Land adjacent Ty Gwyn	Hayscastle Cross
836	Blaenpistyll Field	Hermon
857	Gilgal Farmyard	Pembroke Dock
858	No. 1&2 Grove Street	Pembroke Dock
859	Ranalagh Precelly Crescent	Goodwick
862	Part 36/36a Lower Quay Road	Hook
878	Church View	Rosemarket
912	Part of Field between Llain Pren Afalau & Brig Yr	St Dogmaels

CS Number	Name of Site	Settlement Name
930	Land at Peregrine Close	Haverfordwest
934	Oaklands	Templeton
941		Broadmoor
973	Penwallis	Fishguard
974	Land at Dyffryn, New Road	Goodwick
976a	Great Letterston Farm	Letterston
983	Cromwell Road	Millford Haven
986	Land adjacent to Narberth Swimming Pool	Narberth
988	Infants School	Neyland

### ***3.6 Candidate Sites (CS) included within Local Village Settlement Boundaries***

**\*Please note: In some instances only a part of the CS has been included in the boundary\***

CS Number	Name of Site	Proposed Use of CS by Applicant	Settlement
36	Ffald Ynys Deullyn	Housing	St Nicholas
83	Bryn yr Eglwys	Housing	St Nicholas
99	Adjoining 33 Phillips walk	Housing	Masclle Bridge
1016j	Maidenwells Footway	Highway	Maiden Wells
1016l	Maidenwells Bypass	Highway	Maiden Wells
123	Rookery	Housing	Stepaside
132	Clover Hill	Housing	Maidenwells 2
170	Church Farm	Housing	Burton
172	S & E of crossways	Housing	Burton

CS Number	Name of Site	Proposed Use of CS by Applicant	Settlement
185	E of 41 Hill Mountain	Housing	Hill Mountain
198	Heathfield	Garage	Cold Blow
202	Plot 2	Housing	Waterston
232	Veg garden, pig sheds & yard	Housing	Ambleston
278	Glanafon	Housing	Llanychaer
300		Housing	Lampeter Velfrey
306b	The Croft	Housing	Sardis
353	Moat village Farm	Housing/employment	New Moat
365	Adj. Sunny View	Housing	Llandeloy
383	SE of village	Housing	Cold Blow
392		Housing	Maiden Wells
438	Adj Garden Cottage	Housing	St Twynells
439	Adj St Twynells farm	Housing / retail	St Twynells
466	Land adjacent to The Manse	Housing	Trefgarn Owen
483	The Plantation	Housing	Llawhaden
496	Little Honeyborough Lane & Common	Area of special community	Little Honeyborough
521	Land at Cnwcellan	Housing	Llangolman 2
526	Adjacent to Bramble Lodge	Housing	Hill Mountain
551	Part of Langton Farm	Housing	Scleddau
594	Wolfsdale Hall Estate	Housing	Wolfsdale
597	Land to rear of Glynafon	Housing	Pleasant Valley
604	Annedd Wen	Housing	St Nicholas
626	Land at New Moat	Housing	New Moat
640	Slate Mill	Housing	Stepaside
641	Clos Yr Ysgol	Housing	Stepaside

<b>CS Number</b>	<b>Name of Site</b>	<b>Proposed Use of CS by Applicant</b>	<b>Settlement</b>
649	Greenwood Cottage	Housing	Reynalton
676	Land North & West of Brookside	Housing	Mascle Bridge
786	Derlwyn	Housing	Llwyncelyn
797	The Burgage	Housing	Hill Mountain
798	Bracknell Lodge	Housing	Freystrop
816	Ivybush Inn Plot	Housing	New Moat
838	Land adjoining 35 Hazel Bank	Housing	Llanstadwell
864a	Lower end town House	Housing	Lampeter Velfrey
876	Land at Cnwcellan	Housing	Llangolman 2
952	Land above Clos Yr Ysgol	Housing	Stepaside

## Part 4 Summary of All Candidate Sites

### 4. Summary Table of Assessment of All Candidate Sites (CS)

Please note missing CS Numbers relate to sites submitted and registered but subsequently discovered to be in the National Park

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	Settlement Boundary In	In Local Village Boundary
1	This CS is located on a disused airfield that may potentially provide a feeding ground for bats; therefore other sites within the village have been retained from the JUDP as being more appropriate for future development. The scale of development that this site would provide is not required for this Plan period.					X			

<sup>4</sup> Phase 1 - Land use Constraints

<sup>5</sup> Phase 2 - Initial Planning & Highways Assessment

<sup>6</sup> Phase 3 - Proximity to a settlement in hierarchy (within 100m)

<sup>7</sup> Phase 4 - Consultees

<sup>8</sup> Phase 5 - Scale /Type of development & most sustainable location

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
2	A very small proportion of this CS which reflects the curtilages of the existing dwellings is included in the settlement boundary. The broader area of the CS is not included in the boundary as it relates better to the open countryside. Other sites in Kilgetty are better located for housing development.	X				X		↘	
3	This CS is dismissed on the advice of the Highway Authority.				X				
4	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
5	This CS is in the Open Countryside and is therefore inappropriate for development. Its development could contribute to the coalescence of two settlements.			X					
6	This CS is in the Open Countryside so is therefore inappropriate for development.		X						



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
7	This CS relates better to the Open Countryside and is therefore inappropriate for development. It is also disproportionate in scale to the need of housing for a Local Village.	X				X			
8	This CS relates better to the Open Countryside and has access constraints so is therefore inappropriate for development.		X						
9	This CS is detached from the village and would constitute ribbon development, it is therefore inappropriate for inclusion in the settlement boundary.					X			
10	The frontage of this CS is included in the settlement boundary as it relates to the physical form of the existing settlement. The wider area is not included in the settlement boundary on the advice of the Highway Authority.		X					✓	
11	The part of this CS which relates to the existing settlement is included within the settlement boundary. The part of the CS which relates to the Open Countryside is excluded from the settlement boundary.					X		✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
12	This CS is dismissed on the advice of the Highway Authority. It is also detached from the village and encroaches into the Open Countryside, it is therefore inappropriate for development.		X						
13	This CS is dismissed on the advice of the Highway Authority. It is also detached from the village and encroaches into the Open Countryside, it is therefore inappropriate for development.		X						
14	This CS is dismissed on the advice of the Highway Authority. It is also detached from the village and encroaches into the Open Countryside, it is therefore inappropriate for development.		X						
15	This CS is dismissed on the advice of the Highway Authority. It is also in the Open Countryside and is therefore inappropriate for development.		X	X					
16	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
17	This CS is in the Open Countryside and would result in undesirable backland development so is therefore inappropriate for development.					X			
18	A small part of this CS is included within the settlement boundary and is part of a larger housing allocation. The wider area of the CS is not included in the housing allocation or settlement boundary on the advice of the Highways Authority and because of potential landscape issues. An Agricultural Land Classification desk assessment identified a moderate probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it is a well located site with existing planning permission. It is within easy reach of the centre of Pembroke and the services provided there.		X				√	√	
19	This CS is dismissed on the advice of the Highway Authority and because of potential landscape issues.	X	X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
20	This CS is dismissed on the advice of the Highway Authority and because of potential landscape issues.	X	X						
21	This CS is dismissed on the advice of the Highway Authority.					X			
22	The CS is separated from the settlement and more appropriately assessed against the relevant criteria-based policies of the Plan.					X			
23	Part of this CS intersects a SSSI and an SAC and is therefore inappropriate for development. The whole site is also dismissed on the advice of the Highway Authority.	X	X						
24	Part of this CS intersects a SSSI and an SAC and a C2 floodzone and is therefore inappropriate for development. The whole site is also dismissed on the advice of the Highway Authority.	X	X						
25	This CS is located on a largely undeveloped side of the road. Development here would not fit with the pattern of the settlement					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
26	This CS could contribute to coalescence of two settlements so is therefore inappropriate for inclusion in the settlement boundary.					X			
27	This CS is in the Open Countryside and the scale of development is not required so the site is therefore inappropriate for development.		X						
28	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
29	This site represents the most logical site in a very constrained village and is included within the boundary of the settlement and allocated for housing. CCW commented that Phase 1 habitat maps indicate semi natural grassland on this site; however this will be addressed by requiring an Ecological Assessment at application stage. The Community Council objected on access grounds and the Highways Department also have stipulated that there are access issues with this site and have clarified that the existing access must be used and access will not be permitted from				X		✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	Mwtshwr. Despite these issues, this site remains the most appropriate site in a constrained settlement.								
30	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
31	This CS is located in a large agricultural field and development here would be out of proportion and detached from the village.					X			
32	This CS is in the Open Countryside and is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
33	The scale of the CS is not required for development during this Plan period.					X			
34	The scale of the CS is not required for development during this Plan period.					X			
35	The scale of the CS is not required for development during this Plan period.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
36	A very small area of this CS is included in the boundary for the Local Village. The majority of the CS includes large agricultural buildings which would be disproportionate in scale to the need for the Local Village were they to be developed. This area has therefore been excluded from the boundary.					X			✓
37	This CS is within a C2 Floodzone, it is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.	X							
38	This CS is in the open countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
39	The scale of the CS is not required for development during this Plan period. It is some distance from services and there are more sustainable sites in the area					X			
40	A small part of this CS is within the boundary of the settlement. The wider area of the CS is dismissed on the advice of the Highways Authority.		X		X			✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
41	This CS is in the open countryside and is therefore inappropriate for inclusion in the settlement boundary.			X					
42	This CS is dismissed on the advice of the Highway Authority.		X						
43	The southern part of this Candidate Site is allocated for housing development as it relates well to the existing settlement. The wider area is not required for this plan period. Dyfed Archaeology note that historic environment interests exist on site but that these can be protected through the attachment of appropriate conditions to planning consents.					X	√	√	
44	A large part of this CS is within the boundary of the settlement but allocated for a new primary school. The wider area of land is not required for this plan period and the Highways Authority notes that access from the Slade Lane estate roads (when built) would not be sufficient to serve the wider site.		X						
45	This CS is dismissed on the advice of the Highway Authority.		X						
46	The CS is located on the edge of a				X				



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	settlement on land previously used for landfill. Accordingly the Public Protection Section have concerns over the use of this site. There are also access constraints and the CS is dismissed on the advice of the Highway Authority.								
47	The CS relates better to the open countryside than the built up settlement. Access issues and congestion have been identified as constraints in this area (as with CS46); therefore this site is unsuitable for development.					X			
48	A small part of the CS which relates to the curtilage of the existing dwelling is included in the Settlement Boundary however the remainder has been dismissed on the advice of the Highways Authority. Development of the wider area would also extend beyond the obvious building line of the settlement into the open countryside.		X					✓	
49	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
50	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
51	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
52	This CS is dismissed on the advice of the Highway Authority.		X						
53	This CS is excluded from the settlement boundary on the basis that it relates better to the open countryside than to the settlement.					X			
54	The scale of the CS is not required for development during this Plan period and the site does not relate well to the existing form of the settlement. The Trunk Roads Agency note that traffic here would affect the A40 Cardigan Roundabout.				X				
55	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
56	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
57	This CS is in the Open Countryside and is therefore inappropriate for development. It is also dismissed on the advice of the Highways Authority.				X				
58	The scale of the CS is not required for development during this Plan period.					X			
59	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.				X				
60	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
61	This CS is within the boundary of the settlement.							√	
62	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
63	This CS could contribute to tandem development so is therefore inappropriate for inclusion in the settlement boundary.					X			
64	This CS would constitute ribbon development and is therefore inappropriate			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	for inclusion in the settlement boundary.								
65	The scale of the CS is not required for development during this Plan period and the site relates better to the open countryside.					X			
66	The scale of the CS is not required for development during this Plan period and any development would encroach into the open countryside.					X			
67	This CS relates better to the Open Countryside and is therefore inappropriate for development.					X			
68	This CS would constitute a large extension into the Open Countryside and is inappropriate for this rural location.					X			
69	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
70	This CS is detached from the village and is located in the Open Countryside, it is therefore inappropriate for inclusion in the settlement boundary.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
71	This CS is in the Open Countryside and has access concerns so is therefore inappropriate for development.		X						
72	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
73	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
74	This CS intersects a HSE zone. It is disproportionate in scale with the level of need of growth required for a Local Village.	X				X			
75	A small part of this CS which is already developed is included within the settlement boundary. The wider area of the site is excluded as the southern part of this CS is located within a C2 floodzone and is not acceptable for residential development. The remainder of the CS is unacceptable for development as it would encroach onto Goodwick moor a (a Wildlife Trust nature reserve) and its environs, which support LBAP habitats and species, European protected species (otter) and lie close to roosting site for European protected				X			√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	species horseshoe bats. There are also potential access issues with this site and potential contamination issues relating to the Old Quarry (Heol y Felin).								
76	This CS would constitute tandem development and is also dismissed on the advice of the Highway Authority.					X			
77	Part of this site intersects a SSSI and an SAC. This CS is also in the Open Countryside is therefore inappropriate for inclusion in a settlement boundary.	X		X					
78	This CS is within the boundary of the settlement							✓	
79	This CS is an open agricultural field. Development here would encroach into the open countryside and also potentially affect the setting of the listed building (Church Hill House). The level of housing that would be provided by this CS is disproportionate in scale to that appropriate for a Local Village. The CS is also located within a Minerals Buffer Zone.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
80	This CS adjoins a sporadic development of housing at Penygroes Villas but is physically detached from the local village of Square and Compass. Development here would be encroaching into the open countryside.			X					
81	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.					X			
82	This CS intersects a HSE zone. It is dismissed on the advice of the Highways Authority and is also too detached from the majority of the Milford Haven settlement to be a sustainable location for development.	X	X						
83	This CS includes an existing area with a building which relates to the existing settlement and this part of the CS has therefore been included within the boundary for the Local Village. Part of the CS however is within an agricultural field which relates to the open countryside, and this part has been excluded from the boundary.					X			√

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
84a	This CS was proposed for recreation use. It is excluded from the settlement boundary of the settlement and policies within the LDP would support creation of additional recreational space here.					X			
84b	The scale of the CS is not required for development during this Plan period and due to poor access it is considered inappropriate for development.				X				
84c	This CS would constitute tandem development and is therefore inappropriate for inclusion in the settlement boundary.					X			
84d	This CS is not allocated within the plan for any use; however proposals for community facilities can be assessed under the community facilities policy of the LDP.					X			
85	This CS is far too large an extension into the Open Countryside and does not relate well to the existing form of the settlement it is therefore inappropriate for development.		X						
86	This CS is detached from the village and is located in the Open Countryside, it is therefore inappropriate for inclusion in the settlement boundary.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
87	This CS would encroach into the Open Countryside and is therefore inappropriate for development. The CS is also dismissed on the advice of the Highways Authority. The EAW note that part of this area of land is scrub and woodland habitat.		X		X				
88	This CS would be in the Open Countryside development here would constitute ribbon development. This site is therefore inappropriate for inclusion in the settlement boundary.			X					
89	The CS is situated on steep, inaccessible, detached land and is therefore inappropriate for development.			X					
90	This CS is in the Open Countryside but may constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
91	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
92	This CS is detached from the village and is located in the Open Countryside, it is therefore inappropriate for inclusion in the settlement boundary.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
93	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
94	The northern part of this CS which relates to the physical form of the settlement is included within the settlement boundary. The southern part of this CS is excluded from the settlement boundary as it relates better to the open countryside.					X		✓	
95	Part of this site intersects a B floodzone. This CS would encroach into Open Countryside and is therefore inappropriate for development.	X				X			
96	This CS would constitute a large-scale backland development. The site would encroach into the Open Countryside and is therefore inappropriate for development.					X			
97	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in the settlement boundary.					X			
98a	This CS is located in an open agricultural field and development would constitute ribbon development, it is therefore		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	inappropriate for inclusion in the settlement boundary.								
98b	This CS is detached from the core of the village and extends into the Open Countryside, it is therefore inappropriate for inclusion in the settlement boundary.		X						
98c	This CS is detached from the core of the village and it is therefore inappropriate for inclusion in the settlement boundary.		X						
99	A small part of this CS which relates to the physical form of the settlement is included within the settlement boundary. However the remainder of the CS which extends into the open countryside beyond the village is excluded from the boundary.					X			✓
100	The scale of the CS is not required for development during this Plan period.					X			
101	This CS is in the Open Countryside so is therefore inappropriate for development.		X						
102a	This CS is detached from the settlement and in the Open Countryside and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
102b	This CS is detached from the settlement and in the Open Countryside and is therefore inappropriate for development.					X			
102c	This CS is detached from the settlement and in the Open Countryside and is therefore inappropriate for development.					X			
103	This CS is in the Open Countryside but may constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
104	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary. The Highways Authority have advised that access is a potential issue with this site.				X	X			
105	This CS is dismissed on the advice of the Highway Authority.				X				
106	The scale of the CS is not required for development during this Plan period. It is some distance from services and there are more sustainable sites in the area					X			
107	This CS is in the Open Countryside and would contribute to ribbon development so is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
108	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
109	This CS is dismissed on the advice of the Highway Authority. It would also have significant visual impact in landscape terms.		X		X				
110	This CS is within the boundary of the settlement.							√	
111	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
112	This CS is dismissed on the advice of the Highway Authority.		X						
113a	The majority of the site which relates to the built environment of the settlement is included within the settlement boundary. A small part of the CS to the North which relates to the open countryside is excluded from the settlement boundary. The Trunk Road Agency note that traffic here will affect the Kilgetty Roundabout, however this does not preclude its inclusion in the settlement boundary, as any application will be determined on its merits.				X			√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
113b	This CS proposed that the land be allocated as a Green Wedge. No allocation has been made as the methodology for creating Green Wedges identifies their use as separating settlements and preventing their coalescence. The location of this CS is removed from the existing and proposed settlements.	X							
114	This CS has been de-allocated as the scale of development proposed is not required in this plan period. The adjacent site has a better prospect of being delivered first and this site has an ordinary watercourse on it.					X			
115	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
116	A small section of this CS which relates to the settlement has been designated as land for a community facility to enable a site extension to the existing school area and this part of the site is included within the settlement boundary. The wider area of the CS forms part of the Open Countryside adjacent to the settlement and is therefore		X		X			✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	inappropriate for development. The wider CS area is also dismissed on the advice of the Highways Authority.								
117	This CS is in the Open Countryside and does not provide formal open space within settlement. It will be protected by other policies within the plan and does not require formal allocation.					X			
118	This CS is detached from the settlement and access is limited, it is therefore inappropriate for inclusion in the settlement boundary.			X					
119	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
120	This CS is a large extension into the Open Countryside and is disproportionate in scale for a Local Village.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
121	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
122	This site relates well to the physical form of the settlement and is therefore included within the settlement boundary for Tegryn. The Highways Authority note that the main access road is poor, which may limit development potential. However this does not preclude its inclusion in the settlement boundary, as any application will be determined on its merits.				X			✓	
123	This CS is within the settlement boundary as it relates to the built form of the settlement.								✓
124	This CS is in the Open Countryside and has issues with access so is therefore inappropriate for inclusion in the settlement boundary.		X						
125	This CS is in the Open Countryside and would result in undesirable backland development so is therefore inappropriate for development.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
126	This CS is within the boundary of the settlement.							✓	
127	This CS is dismissed on the advice of the Highway Authority.		X						
128	A very small part of this CS which includes the house Ty Dalen has been included within the settlement boundary as it relates to the physical form of the settlement. The broader area of the CS is excluded from the settlement boundary as it relates better to the Open Countryside. The broader area of the CS is also dismissed on the advice of the Highways Agency.		X					✓	
129	This CS would detrimentally affect the setting of listed lodges which relate to the Cilwendeg estate (and not the village) and due to the land being heavily wooded it is inappropriate for development.					X			
130	This CS is included within the boundary of the settlement as the site relates well to the existing settlement and constitutes rounding off.							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
131	This CS is dismissed on the advice of the Highway Authority. It is also unsuitable for development as the site would extend development into the open countryside adjoining the settlement.		X		X				
132	A very small part of this CS relating to the built up form of the village is included in the boundary, however the wider area is excluded as the scale of the CS is not required for development during this Plan period.					X			✓
133a	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in the settlement boundary.			X					
133b	A very small part of this CS intersects ancient woodland. This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.	X				X			
133c	This CS intersects ancient woodland. It is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.	X		X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
133d	This CS intersects ancient woodland. It is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.	X		X					
134	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
135	This CS intersects a SSSI and a C2 floodzone. It is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.	X		X					
136	The scale of the CS is not required for development during this Plan period and may also impact on the protected trees					X			
137	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
138	This Candidate intersects a SSSI and an SAC. The site is dismissed on the advice of the Highways Authority.	X	X		X				
139	This CS is in the Open Countryside and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
140	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
141	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
142	This CS has not been allocated as other sites within the settlement are better related to the physical form of the settlement to provide housing in this plan period.					X			
143	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.					X			
144	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
145	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
146	A small proportion of this CS is included within the settlement boundary of Mathry as it relates to the form of the existing settlement and is previously developed. The wider area is excluded from the settlement boundary as development here would be unduly visually prominent. Other sites in the settlement are better located to deliver housing.					X		↘	
147	The scale of the CS is not required for development during this Plan period.					X			
148	This CS is located in an open agricultural field and development would constitute ribbon development.		X						
149	The scale of the CS is not required for development during this Plan period.					X			
150	This CS is within a HSE zone. It is detached, in Open Countryside, with poor access and is therefore inappropriate for development.	X		X					
151	This CS intersects a HSE zone, is detached, in Open Countryside, with poor access and is therefore inappropriate for	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	development.								
152	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
153	A large part of this CS is within the boundary of the settlement and is part of a larger allocation for housing. An Agricultural Land Classification desk assessment identified a moderate probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it is a very well located site near many of Haverfordwest's services and facilities. The site is a contained site within the bypass, therefore its agricultural value is limited and it is a logical area to develop.				X		√	√	
154	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
155	This CS is detached from the settlement and is therefore inappropriate for development.					X			
156	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
157	The scale of the CS is not required for development during this Plan period.				X				
158	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
159	This CS is dismissed on the advice of the Highway Authority.	X			X				
160	This CS is detached from the settlement, due to a strong physical boundary. It is therefore inappropriate for inclusion.					X			
161	The CS is located within the settlement and is surrounded by development so is appropriate for inclusion in the boundary; however poor access may constrain development.		X					✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
162	This CS is detached from the settlement and the scale of development is not required so is therefore inappropriate for inclusion in the settlement boundary		X						
163	This CS is detached from the settlement and the scale of development is not required so is therefore inappropriate for inclusion in the settlement boundary.		X						
164a	This proposal can be dealt with through criteria-based LDP policies and does not require a specific plan response. A planning application would be judged against relevant policies.					X		✓	
164b	This proposal can be dealt with through criteria-based LDP policies and does not require a specific plan response. A planning application would be judged against relevant policies.					X		✓	



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
165	This site is within the settlement boundary for Haverfordwest and much of site is already in use for transport and employment purposes. However car parking aspects would need to achieve satisfactory access from the Trunk Road and deal with possible contamination problems first. Any application would then be dealt with under Plan policies.				X			✓	
166	This site is safeguarded by the LDP for transport infrastructure improvements - but there is a possible contamination constraint identified by the EAW which will require a preliminary risk assessment.				X				
167	This proposal can be dealt with through criteria-based LDP policies and does not require a specific plan response. A planning application and would be judged against relevant policies.					X		✓	
168	This CS is covered by Regional Transport Plan.				X				
169	This site is safeguarded for transport purposes (railway uses).				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
170	Part of this CS is within the Local Village boundary as it relates well to existing development. A part of the site included is registered common land however this does not prevent its inclusion in the boundary. The wider area of the CS is excluded as this is large modern agricultural buildings which if developed would be disproportionate in scale for a Local Village.	X				X			✓
171	This CS partially intersects a C2 floodzone, SSSI and SAC. It is also disproportionate in scale with the level of need for a Local Village.	X				X			
172	This CS is within the boundary of the settlement as it relates well to the existing built form of the settlement.								✓
173	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
174	A part of the CS which relates to the built form of the settlement is included in the settlement boundary. The wider area is excluded as it relates better to the open countryside and has access constraints.		X					✓	
175	This CS is detached, in Open Countryside,					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	with poor access and is therefore inappropriate for development.								
176	This CS is detached, in Open Countryside, and would extend ribbon development and is therefore inappropriate for development.					X			
177	This CS is in Open Countryside and is therefore inappropriate for development.					X			
178	This CS is in the Open Countryside and has poor access so is therefore inappropriate for inclusion in the settlement boundary.		X						
179	This CS is in Open Countryside and is therefore inappropriate for inclusion in the settlement boundary.					X			
180	This CS has been allocated for housing development. The site can be accessed from the village road and is on the better northern approach to the village. A new school is being developed to the North and therefore this site is surrounded by new development on all sides and relates well to the built environment of the settlement.						✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
181	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary; it could also lead to coalescence of two villages.					X			
182	This CS could contribute to coalescence of two villages so is therefore inappropriate for inclusion in the settlement boundary. This site is also dismissed on the advice of the Highways Authority.				X				
183	The CS is out-of-scale with the size of the existing village and may consolidate the join between two villages and so is inappropriate for development.					X			
184	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary; it could also lead to coalescence of two villages.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
185	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary; it could also lead to coalescence of two villages. A very small part (the two existing properties) are included in the boundary.					X			✓
186	This CS is within the boundary of the settlement and part of it is allocated for housing. It is a brownfield site and relates well to the existing form of the settlement. A small part of the site is registered as Common Land and there are potential heritage assets present, however Dyfed Archaeology have advised that these are unlikely to be of such importance that allocation cannot proceed. An archaeological assessment will be required at application stage.	X			X		✓	✓	
187	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
188	This CS is in the Open Countryside and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
189	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
190	This CS is in the Open Countryside and has poor access so is therefore inappropriate for inclusion in the settlement boundary.		X						
191	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
192	This CS is dismissed on the advice of the Highway Authority.		X						
193	This CS is within the boundary of the settlement							✓	
194	This CS is detached from the village and is located in the Open Countryside, it is therefore inappropriate for inclusion in the settlement boundary.			X					
195	This CS is within the boundary of the settlement and is part of a wider allocation for housing. An Agricultural Land Classification desk assessment identified a moderate probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated				X		✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	despite the findings of this assessment as it is a very well located site near many of Haverfordwest's services and facilities. The site is a contained site within the bypass, therefore its agricultural value is limited and it is a logical area to develop.								
196	This CS is located across 2 large agricultural fields and development here would be out of proportion with this Local Village.					X			
197	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
198	This CS is within a Local Village boundary as it relates well to the physical form of the settlement.								√
199	Part of the site (Cattle Market) is within the settlement boundary for Haverfordwest. The whole site is within the C2 flood zone and there is a possible contamination problem. The site was not identified as a sequentially preferable location for a retail allocation and is therefore not allocated for retail uses.	X			X			√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
200	This CS is dismissed on the advice of the Highway Authority.		X						
201	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
202	This site is within the Local Village Boundary for Waterston as it relates well to the existing form of the settlement.								✓
203	This CS is dismissed on the advice of the Highway Authority.				X				
204	This CS is within the boundary of the settlement.							✓	
205	This CS is dismissed on the scale of development					X			
206	This CS is within the boundary of the settlement.							✓	
207	This CS is in the Open Countryside and has access issues so is therefore inappropriate for development.		X	X					
208	This CS is in the Open Countryside and is therefore inappropriate for development.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
209	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
210	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.		X						
211	This CS does not relate well to the settlement and is therefore inappropriate for inclusion in the settlement boundary. Access to the site would be reliant on major restructuring of the frontage to St Davids Road		X		X				
212	This CS is in the Open Countryside and there are concerns with access so it is therefore inappropriate for development.		X						
213	This CS is dismissed on the advice of the Highway Authority.		X						
214	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in the settlement boundary.					X			
215	The majority of this site is included within the boundary of the settlement.							√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
216	This CS is detached from the town and is therefore inappropriate for inclusion in the settlement boundary.			X					
217	The scale of the CS is not required for development during this Plan period.					X			
218	This CS is detached from the village by the A478, which forms a strong physical boundary to the village, it is therefore inappropriate for inclusion in the settlement boundary. Sites that relate best to the settlement are to the east of the A478.		X			X			
219	This CS would constitute tandem development and is therefore inappropriate for inclusion in the settlement boundary.				X				
220	This CS is within the boundary of the settlement.	X							
221	This CS is within the boundary of the settlement.				X				
222	Site is allocated for housing and within the Settlement Boundary. It is well related to existing developments and services and has appropriate access.						√	√	
223	The eastern section of this CS has been allocated as it relates well to the settlement.		X				√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	The wider CS is not required for this plan period and there are highways constraints and potential landscape issues.								
224	This CS is within the boundary of the settlement.							✓	
225	The eastern section of this CS is within the boundary of the settlement and allocated for housing. On advice from the Highways Authority no more land can be allocated due to road capacity issues. The parcel of land allocated is well-related to the settlement with good access.		X				✓	✓	
226	This CS is detached from Kilgetty village by the strong physical boundary of the A477, it is therefore inappropriate for inclusion within its settlement boundary.		X						
227	The northern part of this CS relates well to the settlement and is within the boundary of the settlement and allocated for housing. However the wider area to the South is not suitable as it would encroach into the open countryside.				X		✓	✓	
228	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
229	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
230	This CS is detached from any settlement identified in the settlement hierarchy and is therefore inappropriate for development.			X					
231	This CS is within the boundary of the settlement							✓	
232	A small part of this CS which relates to the form of the settlement is included within the settlement boundary. The wider area is excluded from the boundary as it relates to the open countryside.					X			✓
233	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
234	This CS is dismissed on the advice of the Highway Authority.				X				
235	This CS is in the Open Countryside and has issues with access so is therefore inappropriate for inclusion in the settlement boundary.		X						
236	This CS would be backland development reliant on access from the trunk road and is					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	therefore inappropriate for development.								
237	The site is not allocated for a specific use but is afforded protection by the LDP policies protecting employment and port-based facilities. It intersects the C2 floodzone which will constrain the type of development that would be appropriate on this site.				X			✓	
238	The scale of the CS is not required for development during this Plan period.					X			
239	This CS is dismissed on the advice of the Highway Authority.				X				
240	This CS is dismissed on the advice of the Highway Authority.				X				
241	The road frontage on the eastern side of this CS is within the boundary of the settlement. The wider CS is unacceptable on access grounds.				X			✓	
242	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
243	This CS is detached from the settlement boundary, due to the A477 providing a		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	strong physical boundary to Milton village. It is therefore inappropriate for inclusion.								
244	0.75ha of this site has been included within the boundary of the settlement and allocated for housing. A larger area is not needed for this Plan and would cause significant highway problems.				X		√	√	
245	This CS is detached from the settlement boundary, due to the A477 providing a strong physical boundary to Milton village. It is therefore inappropriate for inclusion.			X					
246	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
247	The scale of the CS is not required for development during this Plan period.					X			
248	This CS is dismissed on the advice of the Highway Authority.			X					
249	This CS is not a natural or logical extension of the settlement and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
250	This site touches the Settlement Boundary for Milford Haven on its northern boundary, but forms part of the open countryside beyond the town and seems to rely on access via a currently undeveloped housing site so is inappropriate for development.					X			
251	Site is allocated for housing. It relates well to the existing settlement and is appropriate in scale. Dyfed Archaeology note that the proposed allocation may impact on a heritage asset but this is unlikely to be of such importance that the allocation cannot proceed. An archaeological assessment will be required with any application.					X	✓	✓	
252	The south western part of the site has been allocated for housing. The wider area of the CS is not required for this plan period.						✓	✓	
253	This CS does not relate well to the existing physical form of the settlement and development here would constitute ribbon development. In addition there are highway concerns.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
254	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
255	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
256	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
257	This CS has not been allocated as other sites within the village are more appropriate for housing.					X			
258	The scale of the CS is not required for development during this Plan period and there are issues with access and potential landscape impacts. A small part of the site is allocated as Amenity Open Space.		X		X				
259	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
260	This CS is detached from the settlement and this scale of development is not required, therefore it is inappropriate for development.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
261	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
262	This CS is detached from the settlement, suffers from poor access and is therefore inappropriate for inclusion in the settlement boundary.		X		X				
263	The CS is an isolated site, away from the major centres of employment and therefore not suitable for allocation. Any proposal on the site will be considered on its merits against the relevant policy.		X						
264	This CS is included within settlement boundary.							✓	
265a	This CS is detached from any Local Village and is therefore inappropriate for inclusion within a settlement boundary. It also supports marshy grassland.			X	X				
265b	This CS is detached from any Local Village and is therefore inappropriate for inclusion within a settlement boundary.			X					
266	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	the settlement boundary.								
267	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
268	This CS is dismissed on the advice of the Highway Authority.				X				
269	A small section of this CS is within the boundary of the settlement however the whole site has not been included in the settlement boundary as there are access concerns and because it is too detached from the settlement.		X		X				
270	The western section of this CS is allocated for housing development as it relates well to the settlement. The wider area is not required for this plan period.						√	√	
271	This CS is dismissed on the advice of the Highway Authority.		X						
272	A modest part of this site that relates strongly is included within the Settlement Boundary and allocated for housing development, but the remainder forms part of the open countryside beyond the village.		X				√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
273	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
274	This CS is excluded from the settlement boundary on the basis that it relates better to the open countryside than to the settlement.					X			
275	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
276	This CS is detached from the settlement, due to a physical boundary caused by the road. It is therefore inappropriate for inclusion.		X						
277	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
278	The CS is within the boundary of the settlement as it relates to the physical form of the settlement.								✓
279	This CS is within a C2 Floodzone, it is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
280	This CS is in the Open Countryside so is therefore inappropriate for development.		X						
281	This CS is located in a large open agricultural field and development would be disproportionate in scale for this Local Village.					X			
282	This CS is detached from the village core and is therefore inappropriate for inclusion in the settlement boundary.			X					
283	This CS is dismissed on highways grounds.		X						
284	This CS is in the Open Countryside and parts are within the C2 floodzone so is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.			X					
285	This CS is dismissed on the advice of the Highway Authority.								
286	Any application would need to be justified through sequential testing and conformity with policies of the LDP. Development here could have implications for the A40 roundabout.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
287	This CS is in the Open Countryside and has access issues so is therefore inappropriate for development.		X	X					
288	This CS is detached from the village, by the strong physical boundary of the A478 and is therefore inappropriate for inclusion in the settlement boundary. Furthermore a need for a retail allocation in this location has not been identified.		X						
289	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
290	The CS is situated on steep, inaccessible land and is therefore inappropriate for development.		X						
291	This CS is partly within the settlement boundary.							✓	
292	This CS is in the Open Countryside and is therefore inappropriate for development. Development of a small portion of the site would not be acceptable on access grounds		X		X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
293	The majority of this site is allocated for housing and included within the boundary of the settlement. It is centrally located and relates well to the existing form of the settlement. The remainder of the Candidate Site is not required for this plan period.					X	✓	✓	
294	This CS is peripheral to the centre of the settlement and would require traffic to travel through the settlement to access services. Other sites within the settlement are better located to deliver housing for this plan period.		X						
295	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.					X			
296	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
297	This CS is in the Open Countryside, physically detached from the settlement and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
298	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
299	This CS is dismissed as it would constitute backland development and extend the settlement into the open countryside					X			
300	The majority of this CS is within the boundary of the settlement as it relates to the physical form of the existing settlement.								✓
301	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
302	This CS is dismissed on the advice of the Highway Authority and due to the potential to impact on the conservation area.		X						
303	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
304	This CS is dismissed on the advice of the Highway Authority.					X			
305	This site represents the most logical site in a very constrained village and is included within the boundary of the settlement and						✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	allocated for housing.								
306a	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
306b	A part of this CS which relates to the built form of the settlement is included within the settlement boundary. The remainder is excluded as it forms part of the open countryside beyond the village.					X			✓
307	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
308	This CS is in the Open Countryside and parts are within the C2 floodzone so is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.			X					
309	This CS is in the Open Countryside and has issues with access so is therefore inappropriate for inclusion in the settlement boundary.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
310	This CS is in the Open Countryside and has access concerns so is therefore inappropriate for development.		X						
311	This CS is in the Open Countryside and has problems with access so is therefore inappropriate for inclusion in the settlement boundary.				X				
312	The CS is situated largely within a C2 floodzone and on steep, inaccessible land and is therefore inappropriate for development.	X	X						
313	This CS is dismissed on the advice of the Highway Authority.		X						
314	This CS is in the Open Countryside but may constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
315	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in the settlement boundary. It is also disproportionate in scale to the need of the settlement.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
316	This CS is in a HSE zone and is in the Open Countryside and is therefore inappropriate for development. Employment proposals can be evaluated through LDP criteria-based policies.	X		X					
317	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
318	This CS is detached from the settlement and there are concerns over access so it is therefore inappropriate for inclusion in the settlement boundary.		X						
319	This Candidate Site is within the boundary of the settlement and allocated for housing. It relates well to the existing form of the settlement and has appropriate access.						√	√	
320	This CS is within the boundary of the settlement and forms part of a wider housing allocation. An Agricultural Land Classification desk assessment identified a moderate probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it						√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	is a very well located site near many of Haverfordwest's services and facilities. The site is a contained site within the bypass, therefore its agricultural value is limited and it is a logical area to develop.								
321	This CS is included in the settlement boundary							✓	
322	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
323	This CS is in the Open Countryside and has serious access concerns so is therefore inappropriate for development.		X		X				
324	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
325	This CS is located in the countryside between two settlements, has poor access and would encroach on Goodwick Moor, a Wildlife Trust Nature Reserve, so is therefore inappropriate for inclusion in the settlement boundary.		X	X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
326	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
327	This CS is in an HSE zone and the Open Countryside and is therefore inappropriate for development.	X				X			
328	This CS is in the Open Countryside and is therefore inappropriate for development. There are better located sites for development in this village					X			
329	The CS is in a C2 Floodzone and is part of the Green Wedge so is therefore inappropriate for development.	X	X						
330	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
331	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
332	This CS could contribute to coalescence of two villages so is therefore inappropriate for inclusion in the settlement boundary.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
333	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
334	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
335a	There is no coherent, solid centre to the settlement and as such it has not been classed as a 'local village'. This CS relates to the open countryside and is inappropriate for development.					X			
335b	There is no coherent, solid centre to the settlement and as such it has not been classed as a 'local village'. This CS relates to the open countryside and is inappropriate for development.					X			
336	The scale of the CS is not required for development during this Plan period.					X			
337	This CS is detached from the settlement and is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
338	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
339	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
340	This CS is dismissed on the advice of the Highway Authority. It is also very large in proportion to the village and there are other sites more appropriate for development during this plan period.		X			X			
341	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary. Employment proposals can be assessed under the criteria policies in the LDP.					X			
342	This CS is in the Open Countryside but may constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
343	This CS is dismissed on the advice of the Highway Authority.		X						
344	This CS is in the Open Countryside, has areas within the C2 floodzone and has		X		X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	problems with access, it is therefore inappropriate for inclusion in the settlement boundary.								
345	This CS is dismissed on the advice of the Highway Authority.		X						
346	This CS is dismissed on the advice of the Highway Authority.		X						
347	This CS is dismissed on the advice of the Highway Authority.		X						
348	This CS is out of scale from surrounding settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
349	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
350	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
351	This CS is in Open Countryside with poor access and is therefore inappropriate for inclusion in the settlement boundary.			X	X				
352	This CS is within the boundary of the settlement.							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
353	A small part of the CS is included in the boundary but the wider area is not. The scale of the CS is not required for development during this Plan period.					X			✓
354	This CS is in the Open Countryside but may contribute to coalescence of two villages and is therefore inappropriate for inclusion in the settlement boundary.					X			
355	This CS is in the Open Countryside and has issues with access so is therefore inappropriate for inclusion in the settlement boundary.		X						
356	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
357	This CS is far too large an extension into the Open Countryside for a Local Village.					X			
358	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
359	This CS is in the Open Countryside and has nature conservation constraints so is therefore inappropriate for inclusion in the settlement boundary.				X	X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
360	The CS is not a suitable area for further development until work on the adjacent allocation has commenced. The site is also in the countryside, constrained by overhead power lines and an ordinary watercourse and so is inappropriate for development.		X						
361	This CS is detached from the settlement, due to a strong physical boundary caused by the road. It is therefore inappropriate for inclusion.			X					
362	The NW part of the site is included within the Settlement Boundary and allocated for housing. The southern part of the CS does not relate as well to the existing settlement and there are potential landscape issues.					X	√	√	
363	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
364	This CS has been de-allocated due to reduced need for housing numbers in the village. The adjacent site has better prospect of being delivered first and this site has an ordinary watercourse.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
365	Part of the site is included within the settlement boundary as it relates to the built up form of the settlement by reason of the division created by the farm track. The remaining half of the CS is excluded as it relates to the open countryside.					X			✓
366	The scale of the CS is not required for development during this Plan period.					X			
367	The scale of the CS is not required for development during this Plan period.					X			
368	This CS is in the Open Countryside so is therefore inappropriate for development.			X					
369	A small part of this site is proposed for housing development, extending an existing allocation site, but the remainder of the site is better related to the open countryside beyond the village and is not needed by this plan.					X	✓	✓	
370	This JUDP allocation site relates well to the existing form of the village and access is available - the site is carried forward into the plan and slightly extended.						✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
371	This CS is within the boundary of the settlement and allocated for housing. An Agricultural Land Classification desk assessment identified a high probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it is a well located site with existing planning permission. It has good road access to both Pembroke and Pembroke Dock and is a contained site surrounded by existing development and major roads.						✓	✓	
372	This CS is within the boundary of the settlement.							✓	
373	Site is part of a strategic employment site. It has good access, good connections by road and foot to the settlement and to the wider south of Pembrokeshire. It is located between land already developed principally for employment purposes					X			
374	This CS is excessive in size and largely detached from the settlement and is therefore inappropriate for inclusion in the					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	settlement boundary.								
375	This CS is dismissed on the advice of the Highway Authority.		X						
376	This CS is within the boundary of the settlement and allocated for housing.						√	√	
377	The scale of the CS is not required for development during this Plan period.					X			
378	Employment proposals could be assessed against policies within the LDP.	X							
379	Employment proposals could be assessed against policies within the LDP.	X							
380	This CS is in the Open Countryside and is therefore inappropriate for development. It is also dismissed on the advice of the Highway Authority.		X						
381	This CS is dismissed on the advice of the Highway Authority and because the scale of this development is not required.				X	X			
382	This CS is dismissed on the advice of the Highway Authority.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
383	The north-western section of this large CS is within the boundary of this Local Village. The wider area is excluded as it relates to the open countryside.					X			✓
384	This CS is a narrow burgage plot at the edge of the settlement and would extend the built environment into the countryside. It is therefore inappropriate for inclusion in the settlement boundary.					X			
385	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.		X						
386	This CS is located in an open agricultural field and other sites within the village are more appropriate for housing.		X						
387	This CS is dismissed on the advice of the Highway Authority.				X				
388	This CS would constitute a large extension into the Open Countryside and is inappropriate in terms of landscape impact in this rural location. Other sites within the village are more appropriate for housing.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
389	The southern part of this CS is allocated for housing and is within the boundary of the settlement. The northern part of the CS extends into the open countryside and is not suitable for inclusion.						√	√	
390	This CS is dismissed on the advice of the Highway Authority; access is unacceptable off the trunk road.				X				
391	This CS is in Open Countryside with access issues and is therefore inappropriate for inclusion in the settlement boundary.		X		X				
392	A very small part of this CS which includes the existing property is in the boundary. The wider area and scale of the CS is not required for development during this Plan period and would extend into the open countryside.					X			√
393	This CS is detached from any village defined in the settlement hierarchy and is therefore inappropriate for inclusion in the settlement boundary.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
394	The scale of the CS is not required for development during this Plan period and relates better to the open countryside.					X			
395	The scale of the CS is not required for development during this Plan period; this site is also dismissed on the advice of the Highways Authority.		X						
396	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
397	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
398	This CS is within the boundary of the settlement.							✓	
399	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
400	A small part of this CS relates well to the settlement and is identified as a housing allocation. The remainder of the site is better related to the open countryside and is disproportionate in scale to the need of housing in the settlement.					X	✓	✓	
401	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
402	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
403	This CS is dismissed on the advice of the Highway Authority.		X						
404	This CS is dismissed on the advice of the Highway Authority.		X						
405	This CS is dismissed on the advice of the Highway Authority.		X						



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
406	A small part of the CS is included in the Settlement Boundary and allocated for housing; the remainder of the site adjoins the Settlement Boundary, but forms part of the open countryside beyond the village.						✓	✓	
407	This CS is dismissed on the advice of the Highway Authority.		X						
408	This CS is unacceptable as it is not related to a settlement and would encroach into the open countryside. Development here may also detrimentally impact on the Afonydd Cleddau SAC and Treffgarne Gorge and Tors SSSI.			X	X				
409	The majority of the site which relates to the settlement is included within the settlement boundary and allocated for housing. Potential negative impact on biodiversity will need to be mitigated				X		✓	✓	
410	In the open countryside and unrelated to a settlement so housing allocations are inappropriate. Employment aspects can be evaluated through LDP criteria-based			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	policies.								
411	This CS is detached from the village and would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
412	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X		X			
413	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.					X			
414	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
415	This CS is located in an open agricultural field and development would constitute ribbon development, it is therefore inappropriate for inclusion in the settlement boundary.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
416	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
417	This CS is within the boundary of the settlement and part of a wider housing allocation. An Agricultural Land Classification desk assessment identified a moderate probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it is a strategic site expected to meet a significant proportion of the Plan's housing requirement. This site has outline planning permission, is very well related to Haverfordwest and its services and facilities. Overall this is a sustainable location for a major development comprising of new housing and community facilities including a primary school and open space.						✓	✓	
418	This CS is in Open Countryside with access issues and is therefore inappropriate for inclusion in the settlement boundary.		X			X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
419	This CS is in Open Countryside with access issues and is therefore inappropriate for inclusion in the settlement boundary.		X			X			
420	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
421	This CS is in the Open Countryside so is therefore inappropriate for development.			X					
422	This CS is detached from the settlement, due to a strong physical boundary caused by the road. It is therefore inappropriate for inclusion. A need for a retail allocation in this location has not been identified. Small scale retail proposals can be assessed under the LDPs criteria based policies.		X						
423	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
424	A small part of this CS is within the boundary of the settlement.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
425	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
426	A small part of the CS is within the settlement boundary as it relates to the existing form of the settlement. The wider area is excluded from the settlement boundary as there are access issues and the site relates better to the open countryside.				X			✓	
427	This CS is far too large an extension into the Open Countryside. The existing JUDP allocations are more appropriate in terms of access and location.				X				
428	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.					X			
429	This CS is dismissed on the advice of the Highway Authority and also because it is disproportionate in scale to the existing settlement and relates better to the countryside. Development here would also potentially impact on the setting of a Scheduled Ancient Monument.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
430	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
431	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
432	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
433	Part of the Candidate Site is within the boundary of the settlement and allocated for housing as it relates well to the existing form of the settlement and is centrally located. The remaining part of the site is not required for this Plan period.					X	✓	✓	
434	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
435	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
436	A small part of this CS is within the boundary of the settlement. The wider area is excluded as it relates better to the open					X		✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	countryside.								
437	The scale of the CS is not required for development during this Plan period and it is in the open countryside.					X			
438	A small area of this CS which relates to the settlement is within the settlement boundary. The wider area of the CS is excluded from the boundary as it relates to the open countryside.					X			✓
439	A small area of this CS is within the boundary of the settlement. The wider area is dismissed on the advice of the Highway Authority. A need for a retail allocation has not been identified here. Proposals for small scale retail proposals can be assessed under criteria policies in the plan.					X			✓
440	This CS is in the Open Countryside and is therefore inappropriate for inclusion in the settlement boundary.					X			
441	The brownfield area of this CS is within the boundary of the settlement. The greenfield element is not included, to restrict growth into the open countryside.		X					✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
442	The CS is restricted on access and there are alternative development sites in this settlement located nearer services and facilities.		X			X			
443	This CS is unacceptable because of the potential impact on the open countryside. Development here would impact negatively on Mathry's important hill top character.		X						
444	This CS is detached from the town and is therefore inappropriate for inclusion in the settlement boundary.			X					
445	The scale of the CS is not required for development during this Plan period. The CS is also located within a Minerals Buffer Zone.					X			
446	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
447	This CS is not related to a settlement and is also dismissed on the advice of the Highway Authority.			X					
448	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
449	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
450	The scale of the CS is not required for development during this Plan period. There are issues with accessing the site, and the most well located part of the site has biodiversity value		X		X	X			
451	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
452	A small part of this CS is within the boundary of the settlement as it relates to a dwelling. The wider site is not included as it would constitute ribbon development.		X						
453	The CS is an appropriate small-scale space for 'infill' development.							✓	
454	A small part of this CS is within the boundary of the settlement. The whole site is behind the developed area of the village, and does not fit the pattern of development					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
455	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.		X						
456	This site is within the LDP Settlement Boundary for the village. Tourist accommodation proposals can be evaluated through the appropriate LDP criteria-based policies.					X		✓	
457	Much of this site is within the LDP Settlement Boundary for Rosemarket - the small part beyond the SB relates better to the open countryside beyond the village					X		✓	
458	Not well related to Haverfordwest or existing employment provision for the town. Employment proposals could be assessed against policies within the LDP.					X			
459	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
460	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
461	This CS is detached from the settlement, due to a strong physical boundary caused by the road. It is therefore inappropriate for inclusion.			X					
462	This CS would constitute ribbon development and there are concerns with access so it is therefore inappropriate for inclusion in the settlement boundary.					X			
463	This CS is dismissed on the advice of the Highway Authority.		X						
464	This CS has access issues and does not relate as well to the form of the settlement as other sites and therefore inappropriate for inclusion.		X		X				
465	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
466	A small part of the CS which relates to the existing form of the settlement has been included within the boundary however the main part of the CS is an open agricultural field. Development here would encroach into the open countryside. The level of housing that would be provided by this CS is disproportionate in scale to that					X			✓

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	appropriate for a Local Village.								
467	This CS is detached from the village and would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
468	This CS is located in an open agricultural field and development would be disproportionate in size to this Local Village and would constitute ribbon development.					X			
469	This CS would constitute a large extension into the Open Countryside and is inappropriate for this rural location.			X					
470	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
471	This CS is in the Open Countryside and is therefore inappropriate for development.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
472	This site has not been identified as a sequentially preferable location for retail. Sites which are closer to the town centre are better located for retail development.					X			
473	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary. Part of the site also intersects an historic park and garden.	X							
474	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
475	A small area of this CS is within the boundary of the settlement and allocated for housing. The remainder of the CS extends into the open countryside and is not required for this plan period.					X	√	√	
476	This CS is detached from the settlement would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X		X			
477	This CS would constitute ribbon development and is therefore inappropriate			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	for inclusion in the settlement boundary.								
478	This CS is within the boundary of the settlement.							✓	
479	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
480	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.					X			
481	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
482	This large CS is disproportionate in scale to this Local Village; it is also located behind the listed stone wall in the village and therefore is inappropriate for development.					X			
483	This CS is within the boundary of the settlement as it relates well to the existing built form of the settlement.								✓
484	This CS is far too large an extension into the Open Countryside for a Local Village.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
485	This CS is located in an open agricultural field and development would constitute ribbon development.					X			
486	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
487	This CS is far too large an extension into the Open Countryside for a Local Village.					X			
488	This CS is detached from the village and would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
489	This CS is partly within a C2 zone and is dismissed on the advice of the Highway Authority.	X	X						
490	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
491	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
492	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
493	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
494	This CS is in the open countryside and is also within a C2 Floodzone, it is therefore inappropriate for inclusion in a settlement boundary or allocation for a vulnerable use as defined by TAN 15.	X		X	X				
495	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
496	The part of this CS which relates well to the settlement is included within the settlement boundary, this area is common land. The wider area of the CS is excluded from the boundary as it relates to the open countryside. Proposals for community uses can be assessed under the community facility policy within the plan.	X				X			✓



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
497	This CS is detached from any village defined within the Settlement Hierarchy and is therefore inappropriate for inclusion in the settlement boundary.			X					
498	A very small section of the CS is within the boundary of the settlement however the whole site has not been allocated due to access concerns, on the advice of the Highways Authority.		X		X				
499	The whole CS is included in settlement boundary and allocated for mixed use development (live / work units).				X				
500	This site relates well to the existing form of the settlement, has good access and is centrally located for services so is within the boundary of the settlement and allocated for housing.						√	√	
501	This CS is dismissed on the advice of the Highway Authority.				X				
502	There is a sufficient hardrock landbank for the first iteration of the LDP and therefore there is no need to allocate this site for quarrying.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
503	This CS is dismissed on the advice of the Highway Authority.				X				
504	The CS adjoins the settlement boundary for Milford Haven, but forms part of the open countryside beyond the town, it is visually prominent in the landscape and peripheral to the town so is inappropriate for development.		X			X			
505	The CS is a narrow strip of wooded countryside beyond the town. It is peripheral to the town, of a shape that does not lend itself to development and so is inappropriate for inclusion with the settlement boundary or as an allocation.		X			X			
506	This CS is in the Open Countryside with no surrounding residential development and has poor access so is therefore inappropriate for development.		X		X				
507	This CS is in the Open Countryside and is partly within the C2 floodzone so is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
508	This CS is located within the floodzone and adjoins a Scheduled Ancient Monument so is therefore inappropriate for development.			X					
509	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
510	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
511	A small section of the CS is within the boundary of the settlement. The remainder is excluded as it would constitute ribbon development.					X		✓	
512	Part of the site is allocated for housing. The whole site is too large, and the southernmost part is excluded as it is within a floodzone and supports areas of marshy grassland. It represents a modest extension of the village on greenfield land, but the site relates well to services and existing developments				X		✓	✓	
513	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
514	This CS is detached from the settlement and there are concerns over access so it is therefore inappropriate for inclusion in the settlement boundary.		X						
515	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
516	No need for a significant retail allocation has been identified for Letterston in the LDP evidence base and the site proposed is unacceptably large in scale and would significantly encroach on the open countryside. Retail proposals made over the course of the plan can be assessed under criteria based policies in the LDP and by national planning policies.					X			
517	This land is excluded from the settlement boundary and not allocated for any use. It is beyond the settlement and within the HSE zone, relates to the land at School Farm and Green Farm and also the countryside beyond the village - this CS proposal is for continued use as green space.	X				X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
518	This CS is detached from the settlement and is therefore inappropriate for development.			X					
519	This CS is in the Open Countryside and has access concerns so is therefore inappropriate for development.		X						
520a	This CS is dismissed on the advice of the Highway Authority. It is also very large in proportion to the village and there are other sites more appropriate for development during this plan period.		X						
520b	A small eastern section of this CS is within the boundary of the settlement, however the wider area of the site is excluded as it is very large in proportion to the village and other sites are more appropriate for development during this plan period. Advice from the Highways Authority also advised that no more land should be allocated here due to road network capacity issues.		X			X		✓	
521	The part of the CS which relates to the built form of the settlement is included in the settlement boundary. The remainder of the CS relates to the open countryside and is					X			✓

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	therefore excluded from the settlement boundary.								
522	This CS is in the Open Countryside and is therefore inappropriate for development.				X				
523	This CS is in the Open Countryside with no adequate access and is therefore inappropriate for development.			X	X				
524	This CS is in the open countryside and is therefore inappropriate for development.			X					
525	This CS is dismissed on the advice of the Highway Authority.		X						
526	This CS is within the boundary of the settlement as it relates to the built form of the settlement.								√
528	This CS has not been allocated as proposals for extensions to employment sites will be judged against criteria based policy.					X			
529	This CS has not been allocated as proposals for extensions to employment sites will be judged against criteria based policy.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
530	This CS has not been allocated as proposals for extensions to employment sites will be judged against a criteria based policy.					X			
531	This CS is within the boundary of the settlement and is allocated for housing development, with a requirement for highway improvements to ease pressure at the Boars Head junction. The site relates well to the existing form of the settlement.						✓	✓	
532	This CS is located in an open agricultural field and development would constitute ribbon development.		X						
534	This CS is unsuitable for allocation as there are no convenient services or facilities and therefore inappropriate for development.			X					
535	This CS is within the boundary of the settlement and part of a larger allocation for housing.						✓	✓	
536	This CS is within the boundary of the settlement as it relates to the built form of the settlement.							✓	
537a	This CS is in the open countryside is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
537b	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary. Proposals for employment relating to the expansion of existing businesses can be assessed under criteria policies in the LDP.			X					
538	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
540a	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
540b	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
541	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
542a	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
542b	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
542c	This CS is in the Open Countryside and is therefore inappropriate for development.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
543	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
544	This CS is in open countryside and not well related to a settlement. Site also identified by CCW as supporting scrub. Employment proposals could be assessed against policies within the LDP.			X					
545	This CS is dismissed on the advice of the Highway Authority.				X				
546	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.					X			
547	This CS is detached from the village of Ludchurch and is therefore inappropriate for inclusion in the settlement boundary.			X					
548	This CS is detached from the village of Llanteglos and is therefore inappropriate for inclusion in the settlement boundary.			X					
549	This CS is dismissed on the advice of the Highway Authority. It also relates better to the countryside than the settlement.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
550	The scale of the CS is not required for development during this Plan period.					X			
551	This site is well related to the existing settlement and appropriate in scale for a Local Village.								✓
552	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
553	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
554	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
555	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
556	This CS is located in an open agricultural field and development would constitute ribbon development.		X						
557	This CS is in the Open Countryside and within the C2 floodzone so is therefore inappropriate for inclusion in the settlement boundary.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
558	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
559	The CS is situated on steep, inaccessible, detached land and is therefore inappropriate for development.			X					
560	This CS is dismissed on the advice of the Highway Authority.			X					
561	This CS is dismissed on the advice of the Highway Authority.					X			
562	This CS is located in an open agricultural field and development would constitute ribbon development.					X			
563	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
564	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
565	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
566	This CS is detached from the settlement and is therefore inappropriate for inclusion			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	in the settlement boundary.								
567	Croft has not been identified as a Local Village, as such any proposals for development will be judged against the relevant policies in the LDP.			X					
568	Croft has not been identified as a Local Village, as such any proposals for development will be judged against the relevant policies in the LDP.			X					
569	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
570	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
571	This CS is far too large an extension into the Open Countryside for a Local Village.					X			
572	This CS is inappropriate in scale and would constitute ribbon development coalescing Pleasant Valley and Wisemans Bridge.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
573	This CS is located in an open agricultural field and development would constitute ribbon development.					X			
574	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
575	Not allocated or within settlement boundary. Any application for this site will be assessed against a criteria based policy on agricultural diversification proposals. The site is within the quarry buffer zone for the Bolton Hill quarry.					X			
576	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
577	This CS is allocated for employment uses. Residential development is not suitable as it would cause ribbon development and because access to the site is poor. These access concerns would need to be alleviated by any employment-related development.		X		X				
578	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	boundary.								
579	This CS is dismissed on the advice of the Highway Authority.		X						
580	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
581	The Candidate Site is within the settlement boundary and allocated for housing. It is a brownfield site and development will first require assessment of possible contamination. Despite this it is well located in relation to the existing settlement and its services and appropriate for housing.				X		✓	✓	
582	The CS is an isolated site, away from the major centres of employment and therefore unsuitable for allocation. Any proposal on the site will be considered on its merits against the relevant policy.					X			
583	This CS is in the Open Countryside and is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
584	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
586	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
587	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
588	Allocated for employment use in the LDP.	X							
589	Consented housing site within the Settlement Boundary for Milford Haven - therefore not identified for employment use - major contamination issue in this area of the town and located within an HSE zone. The site is surrounded by the built form of the settlement.	X						✓	
590	Allocated for employment use - but adjacent land has a major contamination constraint - also, access may need to come from the north rather than from Marble Hall Road	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
591	This CS is detached from the village and would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
593	This CS is included within the settlement boundary but not allocated for retail as no need for a retail allocation has been identified in this location. Small scale retail proposals can be assessed under criteria policies within the LDP.					X		✓	
594	A small part of this CS which relates to the built form of the settlement is included within the settlement boundary. The wider area of the CS relates to the open countryside and is disproportionate in scale to the level of housing required in a Local Village, it is therefore excluded from the boundary.					X			✓
595	Site is too small to justify an allocation. Mature trees on site. Employment proposals can be evaluated under LDP criteria-based policies.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
596	The scale of the CS is not required for development during this Plan period and there are concerns over access.		X						
597	This CS is mostly within the settlement boundary as it relates to the built form of the settlement. A small part is excluded from the settlement boundary as it relates to the open countryside.								✓
598	This CS is located in an open agricultural field and development would constitute ribbon development, potentially coalescing Pentlepoir and Kingsmoor.					X			
600	This CS is within the boundary of the settlement.							✓	
601	This CS is detached from the settlement and is therefore inappropriate for development. The site is also very large and situated some distance from the core of services at the centre of the settlement		X			X			
602	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
603	Currently forms part of the Council's Thornton Depot, so already in use for employment purposes and therefore does not require an allocation- LDP policy will protect existing employment sites. A small section of the site is within an HSE zone	X						✓	
604	This CS relates to the physical form of the existing settlement and has therefore been included within the settlement boundary.								✓
605	The south-eastern part of this CS has been allocated for housing. The Northern part is an important division between settlements and has been allocated as green wedge. Improvements to the access road will be required					X	✓	✓	
606	This site is within the settlement boundary and allocated for housing.						✓	✓	
607	The scale of the CS is not required for development during this Plan period.				X				
608	This CS is peripheral to the town and in the Open Countryside and is therefore inappropriate for development.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
609	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
612	This CS is detached from any settlement identified in the settlement hierarchy and is therefore inappropriate for development.			X					
613	This CS is located in an open agricultural field and is detached from any settlement identified in the settlement hierarchy, it is therefore inappropriate for development.			X					
614	The scale of the CS is not required for development during this Plan period. The CS would also encroach into open countryside.					X			
615	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
616	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
617	This CS is within the boundary of the settlement.							√	
618	This CS is in the Open Countryside but may constitute ribbon development and is therefore inappropriate for inclusion in the					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	settlement boundary.								
619	This CS is in the Open Countryside and is therefore inappropriate for development. Highways advise that developing a small portion of the site is not appropriate		X		X				
620	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
621	This CS is dismissed on the advice of the Highway Authority.				X				
622	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
623	The scale of the CS is not required for development during this Plan period.					X			
624	The scale of the CS is not required for development during this Plan period.					X			
625	The scale of the CS is not required for development during this Plan period.					X			
626	The CS is within the boundary of the settlement as it relates well to the existing form of the settlement.								✓

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
627	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
628	The CS is a long way from the edge of the village and does not require protection in the form of an allocation, and is not designated as existing open space as there is little evidence of frequent use.					X			
629	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
630	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
631	This site is within the Settlement Boundary for Haverfordwest and allocated as a community facility (for hospital expansion). It is well located in relation to the existing facility and an appropriate location for an extension.							✓	

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632	This CS would constitute a large extension into the Open Countryside and is inappropriate in terms of landscape impact in this rural location. Other sites within the village are more appropriate for housing.				X				
633	The scale of the CS is not required for development during this Plan period. There are other sites nearby with better access to services and less of an impact on amenity.					X			
634	The CS is situated on steep, inaccessible land and is therefore inappropriate for development.		X						
635	This CS is countryside, and would be a big extension of the settlement, away from its core of services. It is therefore inappropriate for development.		X						
636	This CS is dismissed on the advice of the Highway Authority and is not as sustainable as alternative options within the settlement.		X			X			
637	This CS is largely within a C2 floodzone and is detached from the village and is therefore inappropriate for inclusion in the	X		X					

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	settlement boundary.								
638	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.					X			
639	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
640	The part of this CS which relates to the settlement is included within the settlement boundary. The remainder is excluded as it relates to the open countryside.					X			✓
641	This CS is within the boundary of the settlement as it relates well to the form of the existing settlement.								✓
642	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
643	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
644	This CS is far too large an extension into the Open Countryside for a Local Village.					X			

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645	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
646	This CS is within the boundary of the settlement.							✓	
647	This CS would constitute backland or tandem development and is therefore inappropriate for inclusion in the settlement boundary.					X			
648	This CS is located in an open agricultural field and is also dismissed on the advice of the Highway Authority.		X		X				
649	This CS is within the boundary of the settlement as it relates well to the existing built form of the settlement.								✓
650	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
651	Within the settlement boundary for Haverfordwest but identified as open space - JUDP allocation has not attracted a planning application		X						



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652	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
653	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
654	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.			X					
655	The CS forms part of logical extension to the settlement boundary and is well integrated in the village form. It is within the settlement boundary and allocated for housing. On highways advice, the development must be low density				X		✓	✓	
656	This CS is within the boundary of the settlement.							✓	
657	This CS is located in an open agricultural field that is visually prominent in the village, other sites within the village are more appropriate for housing.		X						
658	This CS is dismissed on the advice of the Highway Authority.		X						

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659a	This CS is detached from the settlement, due to a strong physical boundary caused by the road. It is therefore inappropriate for inclusion.		X	X					
659b	This CS is detached from the settlement, due to a strong physical boundary caused by the road. It is therefore inappropriate for inclusion.		X	X					
660	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.		X			X			
661	This CS is dismissed on the advice of the Highway Authority.				X				
662	This CS is dismissed on the advice of the Highway Authority.				X				
663	The scale of the CS is not required for development during this Plan period.					X			
664	This CS would constitute ribbon development between two settlements and is therefore inappropriate for inclusion in the settlement boundary.			X					
665	This CS is detached from the village and is therefore inappropriate for inclusion in the			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	settlement boundary.								
666	The frontage of this CS is included in the Settlement Boundary however land to the south of this is dismissed on the advice of the Highway Authority.				X				
667	This CS is within a C2 Floodzone, it is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.	X							
668	This CS is detached from the settlement and on steep land so is therefore inappropriate for inclusion in the settlement boundary.			X					
669	Located adjacent to a large development site which has yet to be delivered, this site would be a significant extension into countryside.				X				
670	This CS is located in an open agricultural field and development would constitute ribbon development.					X			

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671	This large CS is located in an open agricultural field and other sites within the town are more appropriate for development. Tourism proposals can be assessed under criteria policies within the Plan.					X			
672	The site is located in the countryside and is not well related to a settlement. The southern edge of the site is within a C2 flood zone and therefore unacceptable for vulnerable developments such as residential uses.	X	X	X					
673	This CS is located in an open agricultural field and is also dismissed on the advice of the Highway Authority.		X						
674	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
675	This site is allocated for employment purposes by the LDP. A need has not been identified for retail here and retail uses are unlikely to be acceptable however any such proposals will be evaluated in the context provided by the LDP retail policies					X			
676	A small part of this CS is within the boundary of the settlement; the remainder is in the open countryside beyond the village.					X			✓
677	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.		X						
678	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
679	A very small section of this CS is within the boundary of the settlement however the whole site has not been included in the settlement boundary as the scale of the Site is not required for development during this Plan period and acceptable access cannot be achieved.					X			

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680	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
681	The scale of the CS is not required for development during this Plan period as other sites are better located for development.					X			
682	A small part of this CS is within the boundary of the settlement.			X					
683a	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
683b	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
684	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
685	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
686	Site is protected as an amenity open space					X			

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687	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
688	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
689	This CS is detached from the village by a strong physical boundary, the A478, and is therefore inappropriate for inclusion in the settlement boundary.		X			X			
690	This CS is inappropriate in terms of its visual impact on the village. Other sites within the village are more appropriate for housing development.		X						
691	This CS is dismissed on the advice of the Highway Authority.				X				
692	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
693	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
694	This CS is in the Open Countryside and is therefore inappropriate for inclusion in the settlement boundary.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
695	The site is allocated as public open space.					X			
696	This CS is protected as a recreational open space					X			
697	This CS is protected as an amenity open space.					X			
698	This CS is protected as a recreational open space					X			
699	This CS is protected as a recreational open space					X			
700	This CS is protected as an amenity open space					X			
701	This CS is dismissed on the advice of the Highway Authority. The site does not relate well to the settlement as it would be a significant extension into the open countryside		X						
702	This CS would extend into the Open Countryside and is therefore inappropriate for development.					X			
703	This CS is dismissed on the advice of the Highway Authority. It is allocated as Amenity Open Space.				X				



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704	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
705	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
706	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
707	This CS is in the Open Countryside and is therefore inappropriate for development.		X	X					
708	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
709	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
710	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
711	A small corner of this CS is included within the settlement boundary. It would be inappropriate in terms of scale to include the whole of this site within the settlement boundary of this Local Village.					X			
712	This CS is within the boundary of the settlement.							✓	
713	Uncertainty over status of the road and especially whether the necessary improvements are at all feasible. Some concerns raised relating to the biodiversity impact and a large nearby site with permission should meet the needs of this settlement		X		X				
714	This CS would constitute a large extension to this Local Village, and is detached from the settlement, it is therefore inappropriate for inclusion in the settlement boundary.					X			
715	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					

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716	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
717	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
718	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
719	This site is dismissed on the basis of its inappropriate scale and division from the existing built up area by an area of C2 floodzone. CCW note that the site is near the mill ponds LNR and Beehall pastures SSSI. Site supports grassland, swamp and woodland.	X			X	X			
720	This CS is dismissed on the advice of the Highway Authority.		X						
721	This CS is dismissed on the advice of the Highway Authority and because development is not required on this scale.				X	X			

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722	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
723	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
724	This CS is dismissed on the advice of the Highway Authority.		X						
725	This CS is dismissed on the advice of the Highway Authority.		X						
726	This large CS is detached from this Local Village and is inappropriate for inclusion in the settlement boundary.					X			
727	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
728	This CS is detached from the settlement, due to a strong physical boundary caused by the disused railway. It is therefore inappropriate for inclusion.		X						
729	This CS is in the Open Countryside and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
730	This CS is dismissed on the advice of the Highway Authority.		X		X				
731	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
732	This CS is detached from the village and would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
733	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
734	This CS is dismissed on the advice of the Highway Authority.				X				
735	This site is within the existing employment site at Waterston and therefore does not require allocation - LDP policies will restrict the opportunities to change the use of such sites.	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
736	This Site has been allocated for retail following identification of need and preference for this location by County Wide Retail Capacity Study (2010). Development of this site will require a risk assessment of potential contamination and a traffic assessment. An existing outline planning permission for a foodstore exists on the site.				X				
737	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
738	Employment proposals can be considered under the appropriate LDP criteria-based policy.			X					
739	This CS is peripheral to the town and in the Open Countryside and is therefore inappropriate for development. It is also partly within a HSE zone	X				X			
740	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
741	The Eastern part of the site including Glanmoy Lodge is included within the settlement boundary however the Western part of the site which is more rural and wooded in nature is excluded from the settlement boundary on the basis that it relates better to the countryside					X		✓	
742	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
743	The scale of the CS is not required for development during this Plan period.					X			
744a	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
744b	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
745	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
746	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
747	This proposal for a 'centre' for amenity and education is not allocated, but any concrete proposal would be judged against the relevant LDP policy					X			
748	This CS is located within the floodzone and is therefore inappropriate for many types of development. It is largely a brownfield site adjacent the Cosheston Pill, which is designated as a SAC. Proposals for development on this site will be assessed under the relevant policies	X			X				
749	This CS is within the C2 floodzone, SAC and SSSI and therefore development is unlikely to be acceptable. This facility therefore does not require specific safeguarding	X			X				
750	This CS is within the C2 floodzone, SAC and SSSI and therefore development is unlikely to be acceptable. This facility therefore does not require specific safeguarding	X			X				
751	Site is permitted and allocated for use as a marina, with associated leisure and residential development. Constraints such as the SAC / SSSI and flood risk will need	X			X			√	



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	to be mitigated by any development on this site								
752	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X			X			✓	
753	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X			X			✓	
754	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X			X			✓	
755	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X						✓	
756	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X						✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
757	The whole dockyard area is protected for employment by policy. Intensification or diversification will be judged against relevant policies	X						✓	
758	This is a large site covering much of the Pembroke River. It is designated as a SAC and SSSI. It is not allocated for any particular development as there is insufficient information relating to potential proposals. Any proposal would have to comply with policies and be compatible with the nature designations	X			X				
759	The site is largely under development for the new power station. No other use is allocated nearby	X							
760	Large tract of land in the open countryside to the west of Hubberston, including a caravan park. It is located within a HSE zone and adjacent to a floodzone and SAC/SSSI. The site is allocated as amenity open space.	X			X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
761	The part of this CS relating to the settlement is included within the boundary with some of it protected as Recreational Open Space. The remaining area is not included as it does not relate functionally or physically to the built up area. The scale of the CS is not required for development during this Plan period. Part of the site is within a floodzone	X			X	X		✓	
762	Within the Settlement Boundary for Milford Haven but identified as open space, so residential proposals would need to be considered in the context provided by the LDP policy protecting Open Space					X		✓	
763	Virtually the whole of this site is below mean low water mark, in the sea, and therefore outside PCC planning jurisdiction, only a small area of land is within planning jurisdiction. Some parts are within the Settlement Boundary for Milford Haven and proposals on the landward portion can be evaluated against the appropriate LDP criteria-based policy, however any proposal would need to assess impacts against the Pembrokeshire Marine SAC and consult	X			X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	with CCW.								
764	Virtually the whole of this site is within the LDP strategic employment allocation at Blackbridge, it is, however, subject to contamination, the water frontage abuts the C2 flood zone, there are tidal influences and the site adjoins an SAC.	X			X				
765	This CS is dismissed on the advice of the Highway Authority and because the site is partially in the floodzone. There is a possibility that the land is contaminated. It is wetland habitat and has a minor aquifer	X			X				
766a	Criteria based policies will be available in the LDP to allow evaluation of renewable energy and employment proposals.					X			
766b	This site is allocated for employment purposes by the LDP.					X			
766c	Criteria based policies will be available in the LDP to allow evaluation of renewable energy and employment proposals.	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
766d	Criteria based policies will be available in the LDP to allow evaluation of renewable energy and employment proposals.	X							
767	This CS is within the boundary as it relates to the settlement. However it is partly within the C2 flood zone and the adjacent SAC is a development constraint. A very small area is designated as amenity open space.	X			X			↘	
769	The CS would create a new 'branch' of development along a country road and is therefore inappropriate to development.		X						
770	This CS is dismissed on the advice of the Highway Authority.		X						
771	This CS is detached from the settlement and may constitute ribbon development so is therefore inappropriate for inclusion in the settlement boundary. It is also adjacent an area of common land	X	X	X					
772	This CS is detached from the settlement and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
773	This CS is too large an extension and also on the advice of the Highway Authority is considered inappropriate.		X		X				
774	This CS is too large an extension and also on the advice of the Highway Authority is considered inappropriate.		X		X				
775	This CS is too large an extension and also on the advice of the Highway Authority is considered inappropriate.		X		X				
776	This CS is too large an extension and also on the advice of the Highway Authority is considered inappropriate.		X		X				
777	This CS is too large an extension and also on the advice of the Highway Authority is considered inappropriate.		X		X				
778	The CS is situated within the C2 floodzone and is separated from the settlement and is therefore inappropriate for development.	X	X						
779	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
780	Too small for an allocation. Employment proposals on this site can be evaluated					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	through LDP criteria-based policies.								
781a	This CS is an important area of amenity open space. The advice of the Highway Authority is that development is not desirable.		X			X			
781b	The CS is situated in the floodzone and is therefore inappropriate for development.	X							
784	This CS is largely located within the floodzone and is therefore inappropriate for development. A small part of the site is located between two strips of residential development and relates well to the settlement. This part is included within the settlement boundary	X	X						
785	This large CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
786	The CS is within the boundary of the settlement as it relates well to the existing form of the settlement.								✓
787	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
788a	The scale of the CS is not required for development during this Plan period and may also impact on the Conservation area. A small area that relates well to the settlement is within the settlement boundary.		X			X			
788b	This CS is dismissed on the advice of the Highway Authority.		X						
789	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
790	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
791	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X			X			
792a	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
792b	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
793	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
794	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
795	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
796	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
797	This CS is within the boundary of the settlement as it forms part of the built form of the settlement.								✓
798	This CS is within the boundary of the settlement as it relates well to the form of the existing settlement.								✓
799	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
800	This CS is in Open Countryside is therefore inappropriate for inclusion in the settlement boundary.					X			
801	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.					X			
802	This CS is detached from the town and is therefore inappropriate for inclusion in the settlement boundary.		X						
803	Part of the CS which relates to the settlement is included within the boundary of the settlement. The remainder of the site is excluded from the boundary as it currently relates to the open countryside.					X		✓	
804	The part of the CS which relates to the built form of the settlement is included within the boundary. The wider area of the CS is excluded from the boundary as it relates better to the open countryside. Other sites within the settlement are better located in terms of access to services.					X		✓	
805	Part of the CS which relates to the settlement is included within the boundary					X		✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	of the settlement. The remainder of the site is excluded from the boundary as it currently relates to the open countryside.								
806	This CS is detached from the settlement, due to a physical boundary caused by the road. It is therefore inappropriate for inclusion.		X						
807	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
808	This CS is not sufficiently large to meet the threshold for designation as amenity open space. It is within the settlement boundary and within the conservation area but not allocated for any particular use, various policies of the LDP may protect its current use and would be considered should any application be made.					X		✓	
809	This CS is within the boundary of the settlement.							✓	
810	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
811	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
812	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
813	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
814	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
815	This CS is located within the floodzone and is therefore inappropriate for development.					X			
816	The CS is within the boundary of the settlement as it relates well to the existing form of the settlement.								√
817	This CS is located within the C2 floodzone so is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15.	X							
818	This CS is in the Open Countryside and there are concerns with access so it is therefore inappropriate for development.					X			
819	This CS is in the Open Countryside and					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	may constitute ribbon development so is therefore inappropriate for development.								
820	This CS is dismissed on the advice of the Highway Authority however there may be an opportunity to develop smaller parts of the site under the Employment Criteria based Policy.				X				
821	The scale of the CS is not required for development during this Plan period and other sites are better located for the settlement.				X				
822	This Candidate Site is within the boundary of the settlement and allocated for housing. It relates well to the existing settlement and constitutes rounding off.						√	√	
823	This CS is within the boundary of the settlement.							√	
824	This CS does not relate well to the settlement and is therefore inappropriate for inclusion in the settlement boundary.					X			
825	This CS is within the boundary of the settlement and a part of it forms part of a wider housing allocation.						√	√	
826	This CS is detached from the village and is			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	therefore inappropriate for inclusion in the settlement boundary.								
827a	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X	X					
827b	The scale of the CS is not required for development during this Plan period.		X						
828	This CS would constitute ribbon development and is therefore inappropriate for development.			X					
829	This CS is detached from any village in the settlement hierarchy and is therefore inappropriate for inclusion in the settlement boundary.			X					
830	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
831	The CS has been allocated for employment use.							✓	
832	This CS is in the Open Countryside and is therefore inappropriate for development.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
833	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
834a	This CS has been submitted twice, for different uses. If this uncertainty can be overcome the proposal can be evaluated under LDP criteria-based policies.					X			
834b	Site is designated as recreational open space. Proposals to develop this site will be assessed under the relevant policies					X		✓	
835a	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development. A less constrained site has been favoured in this settlement		X			X			
835b	The southern element of the candidate site is allocated for housing development and included within the Settlement Boundary as it relates well to the existing form of the settlement. The northern sector is excluded as it relates better to the countryside surrounding the settlement than to the settlement.					X	✓	✓	
836	The CS is entirely within the JUDP							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	boundary and remains in the LDP boundary.								
837	This CS is dismissed on the advice of the Highway Authority and the Environment Agency.		X						
838	The south west corner of the CS has planning permission for housing and is within the Local Village Boundary for Llanstadwell, the remainder of the site is in the open countryside beyond the village.								✓
839	An area of this CS is within the boundary of the settlement.			X					
840	The CS is situated on steep, inaccessible land and is therefore inappropriate for development.		X						
841	The scale of the CS is not required for development during this Plan period.					X			
842	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development. A less constrained site has been favoured in this settlement		X			X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
843	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
844	This CS is in the countryside and is dismissed on the advice of the Highway Authority.		X						
845	This CS is disproportionate in scale to the need for development in a Local Village. The site relates better to the Open Countryside.					X			
846	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
847	Part of this CS is within the boundary of the settlement and allocated for housing as it is well related to the existing settlement and its services. The wider area extends into the open countryside and is not appropriate for inclusion.					X	√	√	
848	A small part of this CS is within the boundary of the settlement and allocated for housing as it is well related to the existing settlement and its services. The wider area extends into the open					X	√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	countryside and is not appropriate for inclusion.								
849	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary. It is also some distance from the village's services and facilities		X			X			
850a	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
850b	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
851	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development.			X					
852	Not allocated - this site forms part of the existing cross-boundary quarry, but rights to quarry in this part of the site will be given up if a National Park area extension proposal is consented - the Welsh Assembly Government has indicated that it is minded to grant consent subject to					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	matters specified in the indicative letter being resolved. The probability is that this site will therefore not form part of the quarry area once the issues delaying consent issue are resolved.								
853	This CS is partly within the boundary of the settlement as it relates well and access should be achieved satisfactorily								✓
854	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.			X					
855	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			
856	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			
857	Most of the CS is within the boundary of the settlement as it relates to the built form of the settlement.							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
858	All of the CS is within the settlement boundary as it relates to the built form of the settlement.							✓	
859	All of the CS is within the settlement boundary as it relates to the built form of the settlement.							✓	
860	This CS is located in the open countryside and would be too large an extension for this Local Village.					X			
861	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
862	All of the CS is within the settlement boundary as it relates to the built form of the settlement.							✓	
863	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
864a	This CS relates to the form of the existing settlement and is therefore included within the settlement boundary.								✓
864b	This CS would constitute an inappropriate extension to this Local Village.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
864c	This CS would constitute an inappropriate extension to this Local Village.					X			
864d	This CS would constitute an inappropriate extension to this Local Village.					X			
865a	This CS would constitute an inappropriate extension to this Local Village.								
865b	The southern part of this CS is within the boundary of the settlement.								✓
868	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
869	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			
870	This CS is in the Open Countryside and has access constraints so is therefore inappropriate for development.					X			
871	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
872	The scale of the CS is not required for development during this Plan period and					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	may constitute ribbon development.								
873	This large CS is located in an open agricultural field and development here would be disproportionate to this Local Village.					X			
874	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
875	The scale of the CS is not required for development during this Plan period and there are access issues which make the site inappropriate to develop.		X		X	X			
876	The part of the CS that relates to the built form of the settlement is included within the settlement boundary. The south western part of the CS which relates to the open countryside is excluded from the settlement boundary.					X			✓
877	This CS is detached from the settlement and there are problems with access, therefore it is inappropriate for inclusion in the settlement boundary. A small part of the CS is protected as Amenity Open Space. It is immediately adjacent to the Cleddau	X	X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	river SAC/SSSI								
878	Much of this site is within the LDP Settlement Boundary for Rosemarket - the small part beyond the SB relates better to the open countryside beyond the village					X		✓	
879	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
880	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
881	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
882	This CS is dismissed on the advice of the Highway Authority.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
883	This CS is far too large an extension into the Open Countryside for a Local Village.					X			
884	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
885	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
886	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary. The site relates far more strongly to the countryside than to the settlement					X			
887	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
888	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
889	This CS is in the Open Countryside and may constitute ribbon development so is therefore inappropriate for development.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
890	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
891	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
892	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
893	This CS is located in a large open agricultural field and is therefore inappropriate for development as it is detached from the settlement.		X			X			
894	This CS relates to the Open Countryside and is therefore inappropriate for development. The Trunk Road Agency note that traffic here would affect the Trunk Road.				X				
895	The scale of the CS is not required for development during this Plan period. The Trunk Road agency note that traffic here will affect the Tiers Cross Junction.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
896	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
897	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
899	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
900	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
901	The CS is not easily accessed and major works would be required. It is located behind the main linear form of the settlement and relates as strongly to the countryside as it does to the settlement					X			
902	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.				X				
903	This CS is dismissed on the advice of the Highway Authority.		X		X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
904	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
905	This CS is in the Open Countryside and detached from any settlement and is therefore inappropriate for development.		X	X					
906	Community use proposals can be evaluated in the context provided by the appropriate LDP criteria-based policies. Part of the site intersects common land and a HSE consultation zone.	X							
907	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.		X						
908	This CS is detached from the settlement, due to a strong physical boundary caused by the disused railway. It is therefore inappropriate for inclusion.		X						
909	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
910	This CS is in the Open Countryside and is therefore inappropriate for development.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
911	This CS is in the Open Countryside and is therefore inappropriate for development.		X						
912	This CS is within the boundary of the settlement as it relates to the built environment of the settlement.							✓	
913	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
914	This CS is dismissed on the advice of the Highway Authority.		X						
915	This CS is located in an open agricultural field and other sites within the village are more appropriate for development.					X			
916	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
917	This CS would represent a large extension into the Open Countryside and is disproportionate in scale for a Local Village.					X			
918	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			
919	The majority of this site which relates to the								✓

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	built form of the settlement is included within the settlement boundary.								
920a	This large CS is detached from the village and is disproportionate in scale to this Local Village, it is therefore inappropriate for inclusion in the settlement boundary.					X			
920b	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X		X			
921	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
922	This large CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					
923	This CS is within the boundary of the settlement.							✓	
924	This site is in the open countryside beyond Scleddau and so inappropriate for development. It is also on land identified by CCW as being marshy grassland, wet heath and scrub. Criteria based policies in the LDP will be able to assess proposals for leisure and tourism.			X	X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
925	This CS is inappropriate in terms of access and would form a large elongated extension into the Open Countryside.					X			
926	This CS is dismissed on the advice of the Highway Authority and because it is somewhat detached from the settlement.				X				
927	A need has not been identified for retail in this location and this site is not a sequentially preferable location for large scale retail. This CS is detached from the village by the strong physical boundary of the A478 and is therefore inappropriate for inclusion in the settlement boundary. Proposals for leisure related developments can be assessed under LDP criteria policies.					X			
928	A small area of This CS is within the boundary of the settlement. It is located in the countryside behind the hamlet's main form. Access is poor and any development would be tandem, and is therefore not supported.					X			
929	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
930	All of the CS is within the settlement boundary as it relates to the built form of the settlement.							✓	
931	The scale of the CS is not required for development during this Plan period and due to poor access it is considered inappropriate for development.		X						
932	Suitability for leisure and community uses should be evaluated under LDP criteria-based policies. Any development could have a significant impact on the SAC and is partly within the C2 floodzone. A small part of this CS is designated as Recreational Open Space.	X			X				
933	This CS is detached from any village in the settlement hierarchy and is therefore inappropriate for inclusion in the settlement boundary.			X					
934	This northern part of this CS is included within the settlement boundary. Land to the south has been excluded as it would constitute ribbon development.					X		✓	
935	The quarry extension proposal and waste proposal can each be evaluated against the					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	appropriate LDP criteria-based policies								
936	This CS would constitute tandem development and is therefore inappropriate for inclusion in the settlement boundary.		X						
937	The form of the CS means any development would either be tandem or constitute ribbon development					X			
938a	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
938b	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
938c	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
939	Land is not allocated as there is an alternative allocated site which is better located and more accessible. Employment uses may be allowed adjacent a settlement boundary and any proposal will be judged against the relevant policies					X			
940	The scale of the CS is not required for development during this Plan period. Other sites relate better to the existing built-up area of the settlement					X			
941	This CS is within the boundary of the settlement. It is a previously developed site that relates well to the settlement							✓	
942	The waste and employment proposals at this location in the open countryside can be evaluated against the appropriate LDP criteria-based waste and employment policies.					X			
943	Much of this site is within the C2 floodzone, with only a small area outside of the zone. The scale of the CS is not required for development during this Plan period.	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
944	The CS is peripheral to the settlement and the scale of the Site is not required for development during this Plan period. It is located within a HSE zone	X				X			
945	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary. It is also within a HSE zone	X		X					
946	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
947	This CS would constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.			X					
948	This CS does not relate to a settlement and is therefore inappropriate for inclusion in the settlement boundary.	X		X					
949	The CS is visually prominent and could have a negative impact on the landscape. It relates better to the open countryside than to the settlement.		X			X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
950	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
951	This CS is within the boundary of the settlement and allocated for housing. It relates well to the existing settlement and has suitable access. There are potential historic environment interests but Dyfed Archaeological Trust note that it is unlikely that these will be adversely affected by a development proposal.						√	√	
952	This CS is within the settlement boundary as it relates to the built form of the settlement.								√
953	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
954	This CS is in the Open Countryside and may constitute ribbon development and is therefore inappropriate for inclusion in the settlement boundary.					X			
955	The northeastern section of this CS is allocated for housing development as it relates well to the existing settlement and					X	√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	has appropriate access. The wider area of the CS is excluded as it relates to the open countryside.								
956	This CS is in the Open Countryside and has problems with access so is therefore inappropriate for inclusion in the settlement boundary.		X						
957a	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
957b	This CS is in the Open Countryside and is therefore inappropriate for development.			X					
958	The CS is within the Milford Haven settlement boundary, but proposed for employment use rather than housing.					X			
959	This CS is detached from any village within the settlement hierarchy and is therefore inappropriate for inclusion in the settlement boundary.			X	X				
960	This site is at the furthest eastern end of the settlement. Whilst access could be achieved other sites within the settlement are better located in terms of access to services.		X						

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
961	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.		X						
962	This CS is in the Open Countryside and there are concerns over access so it is therefore inappropriate for development.		X						
963	This CS is dismissed on the advice of the Highway Authority.				X				
964	This CS is in the Open Countryside and there are concerns with access so it is therefore inappropriate for development.					X			
965	This CS is detached from the settlement and is therefore inappropriate for inclusion in the settlement boundary.			X					
966	This CS is dismissed on the advice of the Highway Authority.				X				
967	This CS is located in an open agricultural field and is therefore inappropriate for inclusion in the settlement boundary.				X				
968	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.			X					

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
969	This CS would constitute tandem development and is therefore inappropriate for inclusion in the settlement boundary. It is also dismissed on the advice of the Highways Authority.				X				
970	The CS is not easily accessed and major works would be required. It is located behind the main linear form of the settlement and relates as strongly to the countryside as it does to the settlement					X			
971	This CS may form part of the land used for transport improvement however will be considered under the Regional Transport Plan.		X		X				
972	This CS has not been allocated as proposals for facilities such as this will be judged against a criteria based policy.					X			
973	A very small part of this CS is within the boundary of the settlement. The majority of this site is located in the open countryside and of too large a scale for development over this plan period.					X		✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
974	A small part of this CS is within the boundary of the settlement however the majority of site is excluded as there is the potential to impact on Goodwick Moor, (a Wildlife Trust nature reserve) and its environs, which support LBAP habitats and species, European protected species (otter) and lie close to roosting site for European protected species horseshoe bats.				X			✓	
975	Much of this site forms part of an existing employment site and proposals for further employment uses can be considered under the appropriate LDP criteria-based policies					X			
976a	A small section of this CS is acceptable for educational purposes, however the wider area proposed for housing is unacceptable in terms of access and impacts on highways safety and the potentially adverse visual impacts on the landscape. The wider site relates better to the open countryside.		X		X			✓	
976b	This CS is dismissed on the advice of the Highway Authority.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
977	The part of the CS that relates well to the settlement is included within the boundary and allocated for housing. It has appropriate access. The remaining area of the CS would be backland or tandem development and is not required for development during this Plan period.					X	✓	✓	
978	This CS is in the Open Countryside and is therefore inappropriate for development.					X			
979a	Part of this CS is incorporated into a larger housing allocation and part is designated as open space, in conjunction with The Meads Leisure Centre - the health centre proposal is now focused on a different site, while an alternative site has been put forward for the Youth Centre						✓	✓	
979b	Part of this site is protected as amenity open space. It is not located within a settlement boundary. Proposals for the continued use of the site for education purposes would be likely to be supported under LDP policies.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
980	The CS is within the settlement boundary for Milford Haven, but designated as open space rather than allocated for housing.							✓	
981	Within the settlement boundary for Milford Haven, but designated as open space rather than allocated for housing							✓	
982	This CS is detached from the settlement and parts are within the C2 floodzone so is therefore inappropriate for inclusion in the settlement boundary or allocation for a vulnerable use as defined by TAN 15. A small part of the CS is protected as amenity open space.	X			X				
983	Within the LDP Settlement Boundary for Milford Haven, but the Site has not been allocated for housing because of the major archaeological constraint (SAM (earthwork)) in the adjacent field. The allocation of the Site for housing would be premature prior to the preparation of a full evaluation of the archaeological characteristic.				X			✓	
984	Part of this Candidate Site was previously allocated for housing in the JUDP but has not been developed. The CS has not been	X				X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	submitted by the landowner and there are therefore questions over deliverability. The scale of this site is not required for the plan period.								
985	The CS adjoins the settlement boundary for Milford Haven, but forms part of the open countryside beyond the town, it is visually prominent in the landscape and peripheral to the town so is inappropriate for development.		X			X			
986	All of the CS is within the settlement boundary as it relates to the built form of the settlement.							✓	
987	This area of open land is designated as open space by the LDP - proposals for development on this site will be evaluated in the context provided by the LDPs criteria-based policies					X		✓	
988	This site is within the LDP Settlement Boundary for Neyland. It is central and well located to services.							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
989a	This site is currently used for education and therefore a community facility allocation is not necessary. Proposals to redevelop the site for educational purposes can be assessed under the criteria policies of the LDP.				X				
989b	The CS is very large and located entirely on land that is undeveloped and used for agriculture. Development here may have a significant impact on the setting of Pembroke Castle and so is inappropriate for inclusion.				X				
990	This CS is dismissed for housing due to its amenity value and on the advice of the Highway Authority. It is designated as amenity open space.		X			X		✓	
991	This CS is the same site as 698 which has been allocated as an open space with recreational value to the settlement.							✓	
992	This Candidate Site is within the boundary of the settlement and allocated for housing. It relates well to the existing settlement and has suitable access.						✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
993	This Candidate Site is within the boundary of the settlement and allocated for housing. It relates well to the existing settlement and has suitable access.						✓	✓	
994	This CS is dismissed on the advice of the Highway Authority. It is some distance from services and is adjacent a C2 floodzone	X	X						
995	There are severe access problems in this area and there are other more sustainable locations in the settlement		X			X			
996a	This site is protected as amenity open space for the settlement.					X			
996b	This site is allocated as a community facility, to enable an extension to the site area of the school and new access.								
997	This site as proposed is inappropriate in scale for the settlement. The southern part of the site immediately opposite the existing estate and adjacent to the Farm however offers a natural extension to the existing settlement and is therefore allocated for housing. There are highways constraints but access can be achieved with traffic				X		✓	✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	calming measures.								
998	This CS is within the boundary of the settlement and allocated for housing. An Agricultural Land Classification desk assessment identified a high probability of grade 3a Best and Most Versatile agricultural land being present on site. The site is allocated despite the findings of this assessment as it is a well located site with good access. The site is a contained site with development to the east, a major road to the north and the school to the south and west. Therefore its agricultural value is limited and it is a logical area to develop.						√	√	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
999	This is an aspirational proposal on a large, open countryside, site between the Milford Haven Refinery, Thornton Village and Tiers Cross village - there is insufficient evidence of firm intention to develop to justify an allocation - a small part of the site is affected by a programmed road scheme	X							
1000a	Part of this site is allocated by the LDP as a Strategic Employment Site but the remainder, which is in open countryside, does not form part of the latest proposals for port related development in this general area - there are contaminated land issues to be addressed and proposed development may affect the adjacent SAC. The South West boundary of the site abuts the C2 flood zone.				X				
1000b	This is an aspirational proposal on a large, open countryside, site north of Petro Plus and Dragon LNG - there is insufficient evidence of firm intention to develop to justify an allocation - there is also a possible land contamination issue to address. A very small part of the site adjacent to Waterston is Common Land.	X				X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1000c	This is an aspirational proposal on a large, open countryside, site north east of Petro Plus and Dragon LNG - there is insufficient evidence of firm intention to develop to justify an allocation - there is also a large Scheduled Ancient Monument in the southern portion of the site (Scoveston Fort).					X			
1001	Any proposal for this site will need to be assessed at a project level and considered under the relevant Plan policies.	X			X				
1002	This former MOD site has characteristics which together are unique in a Welsh context. These are its size, security, combination of buildings and tunnels, proximity to strategic road and rail links, relationship to Fishguard Port and topography and landform. The part of the CS which contains the majority of the retained industrial style buildings is in the south westernmost sector. This area is allocated as a Strategic Employment Site in the Plan. The buildings within this area have been maintained and have the potential to be brought back into use	X		X	X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	<p>quickly. This site is not appropriate for housing on the basis of its location in a C2 flood risk zone and its lack of relationship to a settlement in the settlement hierarchy.</p> <p>Traffic will affect two junctions onto the A40 Trunk Road at Cilauwen and Trecwn: the relevant Highway Authorities should be consulted prior to the submission of an application. A flood consequences assessment and a preliminary risk assessment will be required at application stage.</p>								
1003	<p>A small part of this CS which relates to the settlement has been allocated for employment. The allocated site is well located to provide employment for the settlement and South East Pembrokeshire. The wider CS has not been allocated as its scale is not required for this Plan period and the wider site would significantly encroach into the open countryside. There may be a risk of contamination on this site and therefore a preliminary risk assessment will be required at application</p>				X				



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	stage.								
1004a	Parts of this site form elements of the existing airport and associated employment land developments at Haverfordwest Airport. Proposals for the suggested uses are not sufficiently advanced for inclusion in the LDP, but should they come forward in the plan period can be evaluated under the appropriate criteria based policies and national guidance.					X			
1004b	This site primarily covers the operational area of Haverfordwest Airport - development proposals at this location can be evaluated in the context provided by the appropriate LDP criteria-based policies and national guidance.					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1004c	This site primarily covers the operational area of Haverfordwest Airport - development proposals at this location can be evaluated in the context provided by the appropriate LDP criteria-based policies and national guidance.					X			
1004d	This aspirational development proposal is not sufficiently advanced for inclusion in the LDP - if development proposals come forward during the plan period they can be evaluated in the context provided by the appropriate LDP criteria-based policies and national guidance.					X			
1005	This programmed highway scheme will be safeguarded by the LDP					X			
1006a	This highway scheme is identified in the RTP and safeguarded through the LDP	X							
1006b	This highway scheme is identified in the RTP and safeguarded through the LDP	X							
1007	Improvement scheduled under the transport policy, route of the highway crosses amenity open space at one point.	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1008a	Improvement scheduled under the transport policy. Part of the area lies within Zone C2 and flood defences 2 and 3 so flood defence consent will be required for any works within 7m of the watercourse. Consultation with CCW also required.	X			X				
1008b	Route is not included in the Regional Transport Plan					X			
1009	Improvement scheduled under the transport policy					X			
1010	This route is not included in the Regional Transport Plan.	X							
1011	This site is safeguarded by the LDP for transport infrastructure improvements.					X			
1012	This CS is recognised as an Improvement Scheme.	X							
1013	This aspirational highway scheme is not yet programmed or financed. The scheme crosses a number of ordinary watercourses, and part of a C2 floodzone.	X			X				
1014	This aspirational road scheme is not currently programmed or funded and there is uncertainty whether it will happen within	X							

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	the plan period								
1015	This aspirational road scheme is not currently programmed or funded and there is uncertainty whether it will happen within the plan period. Potential exists to affect the Pembrokeshire Marine SAC.	X			X				
1016a	Improvement scheduled under the transport policy	X							
1016b	Improvement scheduled under the transport policy				X				
1016c	Improvement scheduled under the transport policy	X							
1016d	Improvement scheduled under the transport policy					X			
1016e	Improvement scheduled under the transport policy	X							
1016f	Improvement scheduled under the transport policy					X			
1016g	Route is not included in the Regional Transport Plan					X			

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1016h	Improvement scheduled under the transport policy					X			
1016i	Improvement scheduled under the transport policy					X			
1016j	Improvement scheduled under the transport policy, section of road is within Local Village boundary.					X			✓
1016k	Improvement scheduled under the transport policy					X			
1016l	Improvement scheduled under the transport policy. Part of road is within Local Village boundary.					X			
1016m	Improvement scheduled under the transport policy	X							
1017	This site will be allocated by the LDP for an energy-from-waste facility	X							
1018	Allocated as a waste site by the LDP					X			
1019	This site has been allocated for a new civic amenity site. Part of the site intersects common land.	X							
1020	Allocated for employment use - since the CS was submitted, the possibility of an AD	X			X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
	facility being located on this site has receded, but is not ruled out completely - LDP policy GN4 mentions the possibility, GN42 provides criteria for evaluation of AD proposals and GN45 lists the site as being potentially suitable for in-building waste facilities. Site is within a C2 zone; however this does not prevent its allocation for this use.								
1021	This site is an existing employment site. It is located within C2 zone, but this doesn't preclude its use as a Civic Amenity site. The site is listed in the new waste facilities policy. There are possible contamination issues and a preliminary risk assessment will be required at application stage.	X			X				
1022	This is allocated as a community facility to provide an extension for the cemetery. Development of this kind can impact on groundwater and therefore the EA will be consulted on any application.				X				
1023	Community facility allocation proposed for the LDP for a cemetery extension. This is an appropriate extension to the existing cemetery.							✓	

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1024	Not allocated for a cemetery extension as since the CS was submitted a preferred extension site to the South of the existing cemetery has been identified and it is this site which has been allocated within the Community Facilities policy.					X			
1025	Goodwick station is safeguarded in LDP. Part of the site is within a C2 floodzone. There are a possible contamination issues and a preliminary risk assessment will be required at application stage. These issues however do not preclude its safeguarding for transport uses.	X			X				
1026	This CS is far too large an extension into the Open Countryside and is therefore inappropriate for development. It is too detached from the settlement and is therefore not appropriate for housing or caravans.		X	X					
1027	This CS is detached from the settlement and is therefore inappropriate for development.				X				

Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1028a	This is part of a scheme that is being progressed, but at present there is insufficient certainty on the precise route to enable allocation. Proposals can be assessed under policies within the plan.					X			
1028b	This is part of a scheme that is being progressed, but at present there is insufficient certainty on the precise route to enable allocation. Proposals can be assessed under policies within the plan.	X							
1028c	This is part of a scheme that is being progressed, but at present there is insufficient certainty on the precise route to enable allocation. Proposals can be assessed under policies within the plan.					X			
1029	This CS is detached from the village and is therefore inappropriate for inclusion in the settlement boundary.					X			



Site Ref	OFFICER SUMMARY	Phase 1 <sup>4</sup>	Phase 2 <sup>5</sup>	Phase 3 <sup>6</sup>	Phase 4 <sup>7</sup>	Phase 5 <sup>8</sup>	Housing Allocation	In Settlement Boundary	In Local Village Boundary
1030	This site is located in close proximity to a neighbouring local planning authority, and has little connection to any settlement within this plan area. The neighbouring authority has a sufficient supply of housing land in its settlements.			X					
1031	This site is located in close proximity to a neighbouring local planning authority, and has little connection to any settlement within this plan area. The neighbouring authority has a sufficient supply of housing land in its settlements			X	X				

## Part 5 Summary of LDP allocations that were not submitted as Candidate Sites

### *LDP allocations not submitted as Candidate Sites*

(Note: this includes those where under 50% of the site was a Candidate Site).

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
CF/035/01	Community Facility	Freystrop	This site is a natural extension of the existing cemetery and despite being over 100m from a settlement is appropriate for an extension of a community facility of this nature. Initially a different site was proposed (CS 1024), however this site has now been identified as the most appropriate location for an extension area. Development of this kind can impact on groundwater and therefore the EA will be consulted on any application.			X	X	
CF/040/01	Community Facility	Haverfordwest	This site is identified as an area for a community facility - a new primary school to serve the Slade Land Housing Sites. The site relates well to the proposed housing sites and will ensure that children from the Slade Land housing allocations can walk to school.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
CF/040/03	Community Facility	Haverfordwest	This site is identified as an area for a community facility - a site extension to enable an increased play area to the school. The existing site is constrained and this is the most appropriate direction for the school site area to expand in. This site is appropriately located for this use. This site was proposed for housing uses as part of a wider Candidate Site but is not considered appropriate for housing, as the wider area would encroach into the countryside and have unacceptable impacts on the public highway.					
CF/040/04	Community Facility	Haverfordwest	This site is the only centrally located site which offers the opportunity for a replacement primary school of the size required in this part of Haverfordwest. It is well located to serve the existing population of the town and reduce the distance travelled to access it. The site is currently open space, however adequate open space exists to serve Haverfordwest and play facilities can be provided as part of the development of a new school.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/030/00001	Employment	Crymych	The site adjoins existing employment premises and is easily accessed from the main road passing through the village. Its location slightly outside the settlement suits uses of the site, such as the agricultural mart which has a high traffic flow.			X		
EMP/034/00006	Employment	Scleddau	This is a consented employment site, but with only limited development so far. It is too far from Scleddau village to be suitable for other uses (such as housing). The site will require service extensions and landscaping.			X		
EMP/034/LDP/01	Employment	Goodwick	This site is a brownfield former employment site which is well related to both the existing settlement and proposed marina. It is allocated for employment uses.					
EMP/034/LDP/02	Employment	Goodwick	This site is allocated for employment uses, its location and proximity to the proposed marina may lend itself to related employment uses. Due to its location in a C2 flood zone a Flood Consequences Assessment will be a requirement with any application.	X			X	

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/040/00003	Employment	Haverfordwest	Part of this site is a Candidate Site (1020) and the remainder covers the land between the Creamery and the Sewage Treatment Works. The site is separated from housing by the Milford Haven to Haverfordwest railway line to the south. To the north, the site is close to the Merlins Brook stream valley and the A4076 (Freeman's Way). However, it is on higher land than either of the latter and outside the C2 flood zone (it is intersected fractionally by a B floodzone). Access improvements will be needed to bring the site forward, and it may be required for an AD facility rather than other employment uses.	X				

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/040/00004	Employment	Haverfordwest	This large employment site combines a number of smaller sites, most of which were allocated for employment use by the JUDP. The site also incorporates two fields that were previously allocated for car retail purposes. The site relates well to other employment land at Withybush and provides opportunities within a wider range of use classes than the adjacent Business Park site. Highway access is available. There are some surface water issues to be resolved in this general area.			X		
EMP/040/00005	Employment	Haverfordwest	This large employment site is carried forward from the JUDP and provides an opportunity for a range of employment uses on a site which relates well to other employment uses at Withybush. Access is available, but there are some surface water drainage issues to be addressed.			X		

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/053/00001	Employment	Letterston	This brownfield site is at the eastern end of Letterston village and was previously a station yard. It has been proposed as a Candidate Site for housing, but other sites are available for housing provision in this village, while there is little capacity for employment uses. Access issues will need to be resolved by the creation of a visibility splay.				X	

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/086/00002	Employment	Hubberston	<p>This large but complex site is carried forward from the JUDP. Part of the site is a Candidate Site (958), but proposed for housing use. There is adequate provision for housing elsewhere in this settlement and given the nature of the land and that the best means of access is from land also identified for employment purposes to the west of it, CS 958 is allocated for employment purposes as part of a larger employment site. Consent for remediation works was granted in 2004, but further work will be needed to bring development forward. There are contamination (including landfill) and surface water drainage issues to be addressed. That said, this brownfield site provides an opportunity for a range of employment uses on the western side of Milford Haven and is well-related to the existing settlement, being surrounded by existing or proposed development on three sides. It is the only major site available for employment use on the western side of Milford Haven.</p>				X	



Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/086/LDP/01	Employment	Milford Haven	<p>Some parts of this site have been put forward as Candidate Sites for the LDP (sites 588, 590, 831). This site was previously used as a Beryllium Factory and there are major contamination issues to be addressed. The site lies within a HSE consultation zone. Other parts include underground development (reservoirs). In locational terms, the site is located in the heart of Milford Haven and its re-use is logical and much needed. However, the nature of the site and contamination issues restrict what may be achieved. Access is available from Marble Hall Road, but this is constrained and an alternative route into the site from the north may be the better option. Employment use is deemed the best option for future use as there is adequate provision for other uses (such as housing) elsewhere in the town.</p>	X			X	

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
EMP/093/00001	Employment	Honeybrough	Part of this site is a Candidate Site (675) while the remainder carries forward an employment allocation from the JUDP and is a logical northward extension of the existing and popular Honeybrough Industrial Estate. Expansion to the west is constrained by a Cemetery, and expansion to the east is constrained by the need to protect land close to the Westfield Pill Nature Reserve from development. To the south lies the A.477 and Neyland. There are no obvious alternative sites for employment land expansion in the Neyland area.					
GT/040/001	Gypsy/Traveller Site	Haverfordwest	This site is a natural extension to the existing site at Withybush. Need for the additional pitches has been identified following a Gypsy Accommodation Need Assessment.			X		

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
GT/050/001	Gypsy/Traveller Site	Begelly	This site is a natural extension to the existing site at Kingsmoor. The area to the north of the existing site is constrained by C2 floodzones and therefore not appropriate for residential use. The allocation area is not located within a flood risk area. The only locations on which the existing Gypsy Traveller site could expand are designated as Common Land, an application process to extinguish the rights of common will need to take place prior to development. Need for the additional pitches has been identified following a Gypsy Accommodation Need Assessment.	X				
GT/095/001	Gypsy/Traveller Site	Pembroke	This site is a natural extension to the existing site at Castle (Catshole) Quarry. Need for the additional pitches has been identified following a Gypsy Accommodation Need Assessment.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/001/LDP/01	Housing	Abercych - Adjacent to Waterloo Cottage	Part of this allocation was proposed as a candidate site (655). The entire allocation forms part of logical extension to the settlement boundary and is well intergrated in the village form. It is within the settlement boundary and allocated for housing. On highways advice, the development must be low density.				X	
HSG/003/00024	Housing	Begelly	This site is bounded on three sides by residential development and therefore is well related to the village and its services. A hedge bank, public right of way and TPO exists on this site, however by ensuring a buffer area is provided by any development, these issues of ecological and amenity interest can be protected. This site was previously allocated under the JUDP, and the Authority has been involved in pre-application discussions regarding its development.				X	
HSG/007/LDP/01	Housing	Boncath	This site balances the form of the village. Alternatives sites would cause or consolidate ribbon development. It relates well to the village and its services					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/008/LDP/01	Housing	Broadmoor	This site is bounded on two sides by development and forms a natural site for the expansion of the village.					
HSG/015/00022	Housing	Sageston	This site is well related to Sageston village and forms a natural extension to the current housing site development.					
HSG/020/00062	Housing	Cilgerran	The site is well located to services and benefits from a strong natural boundary that ensures it remains proportionate in size to the village.					
HSG/022/00012	Housing	Clarbeston Road	Part of this site has planning consent for housing, the remainder is part of candidate sites (nos 847 and 848). The allocated site as a whole is well located in terms of access to services within the settlement.					
HSG/028/00012	Housing	Croesgoch	This site is well related to the existing settlement and forms a natural extension to it. Dyfed Archaeology note that there may be heritage assests present but that these are unlikely to be such that the allocation cannot proceed. An archaeological assessment will be required with any application.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/029/00014	Housing	Crundale	This site has planning permission for housing development and relates well to the existing form of the settlement. It is therefore allocated for housing.					
HSG/029/00017	Housing	Crundale	This site has planning permission for housing development. It relates well to the existing form of the settlement and is appropriate for residential development.					
HSG/030/00043	Housing	Crymych	The site is well located to services and benefits from a strong natural boundary that ensures it remains proportionate in size to the village. Previously the allocated site extended into the school playing grounds, this area has now been excluded from the allocation to ensure that the open space remains available for the school. Highways have advised that this site has difficult access, however it remains an appropriate allocation because of its central location.				X	
HSG/034/00165	Housing	Fishguard	This site is well located and a natural extension to the settlement. A small watercourse exists on the edge of the site, therefore a 7 metre buffer will be required.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/034/00215	Housing	Fishguard	This site is well located and a natural extension to the settlement. All of the site has outline planning permission and a small part of the site has reserved matters permission. A small watercourse exists on the edge of the site, therefore a 7 metre buffer will be required.					
HSG/034/LDP/01	Housing	Fishguard	This former infants school is a brownfield site within the settlement which is well located for services and is therefore appropriate for residential development.					
HSG/040/00106	Housing	Haverfordwest	This site has planning permission for housing development and is well related in form to the existing settlement.					
HSG/040/00269	Housing	Haverfordwest	This site is bounded on two sides by existing housing development and on the third by the A40 Haverfordwest A40 bypass. There is access from the estate roads to the south. It is a logical rounding off opportunity for housing.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/040/00273	Housing	Haverfordwest	The northern part of the site is a Candidate Site, the southern part isn't. An application has been considered at a public inquiry and will be formally approved once the section 106 agreement is in place. The site relates well to the existing settlement and is an appropriate expansion.					
HSG/040/00274	Housing	Haverfordwest	An application has been considered at a public inquiry and will be formally approved once the section 106 agreement is in place.					
HSG/041/LDP/01	Housing	Hayscastle Cross	This site is well related to the existing settlement and forms a natural extension to it.					
HSG/044/00050	Housing	Hook	This site is surrounded on three sides by existing development and is close to the centre of Hook village. As such, it is a logical place for new housing development.					
HSG/046/00015	Housing	Hundleton	This site relates well to the settlement and has planning permission for housing. It is appropriate for residential development and forms a natural extension to the settlement.					
HSG/047/LDP/01	Housing	Jeffreyston	This site is partly consented for residential development and forms a natural extension to the village. It is therefore allocated for housing.					



Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/048/00038	Housing	Johnston	This site has received a planning application which is currently under consideration. It is also a JUDP housing allocation. There is housing development to the west, north and east, with the southern side bounded by the A.477 road. The corner plot (A477 / A4076) is already consented for a new church. It is a logical position for housing development.					
HSG/050/00041	Housing	Kilgetty	This site has planning permission for housing development					
HSG/050/00042	Housing	Kilgetty	A large proportion of this site has planning permission for housing development (previously a JUDP allocation), approximately a third of the site was proposed as a candidate site (951). This site relates well to the existing built form of the settlement and its services and has suitable access. There are potential historic environment interests but Dyfed Archaeological Trust note that it is unlikely that these will be adversely affected by a development proposal. The site is therefore appropriate for housing development.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/050/00043	Housing	Kilgetty	Part of this site was submitted as a Candidate Site (225), the remainder is part of a JUDP allocation which is well related to the settlement and appropriate for residential development.					
HSG/050/00044	Housing	Kilgetty	This site is well related to the village and was previously a JUDP allocation. It is well located in relation to services in the settlement.					
HSG/081/LDP/01	Housing	Maenclochog	This site is well located at the core of the village, and is an oppoortunity to improve links from the village's two existing linear parts. The site will not be fully developed during this plan period					
HSG/085/LDP/01	Housing	Mathry	This site is well located in relation to the existing settlement and its situation in the landscape preserves the character of the conservation area.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/086/00095	Housing	Milford Haven	This site is bounded on two sides by housing development and on a third by employment development. At the JUDP inquiry the Inspector recommended its inclusion within the SB for Milford Haven. It provides a logical rounding off opportunity for housing development in Milford Haven. A single dwelling consent was issued in 2003.					
HSG/086/00117 HSG/086/00225	Housing	Milford Haven	This site has planning permission for housing development					
HSG/086/00129	Housing	Milford Haven	This site has planning permission for housing development					
HSG/086/00222	Housing	Milford Haven	This site is bounded on two sides by existing housing development, on a third by the Meads leisure centre and sports fields and on the final side by a railway line. As such it is very much part of the urban area of Milford Haven and relates in no way to the countryside beyond. Although there are some constraints, it is a logical site for future housing development.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/086/00318	Housing	Milford Haven	This site has received a planning application which has a housing element to it - consent will be issued once the section 106 agreement has been signed. This site relates well to the existing settlement. A part of it is within a B floodzone but this does not preclude its development. There is a minor overlap into the C2 floodzone on some parts of the site boundary; built development should not take place on these small areas of the site, with their incorporation into curtilage areas being the most likely outcome at development stage. The southern part of site adjoins Pembrokeshire Marine SAC and Milford Haven Waterway SSSI.	X				
HSG/088/00077	Housing	Narberth	This site (a JUDP allocation with planning permission) is bounded on two sites by existing housing development, and a third by employment land, as such it is well related to the Town.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/088/00078	Housing	Narberth	This site is bounded on two sides by housing development and part of this site has approval for residential development (previously JUDP allocation). It relates well to the existing settlement and its services and is appropriate for residential development.					
HSG/095/00147	Housing	Pembroke	Access arrangements and improvements required to serve this site are programmed and there is a realistic prospect of developing this site in the LDP period. The site relates strongly to the built-up area and to services and is therefore appropriate for housing development.					
HSG/095/00153	Housing	Pembroke	Access arrangements and improvements required to serve this site are programmed and there is a realistic prospect of developing this site in the LDP period. The site relates strongly to the built-up area and to services and is therefore appropriate for housing development.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/096/00233	Housing	Pembroke Dock	Developed land surrounds the site to three sides and the site is well located to services such as schools and open space, it relates well to the existing settlement and has appropriate access.					
HSG/097/LDP/02	Housing	Penally	This site is bound on two sites by development and is a natural extension to the existing development occurring at Penally Heights. Part of the site is also concentrated for housing development.					
HSG/099/LDP/01	Housing	Pentlepoir	This site is partly consented for residential development and forms a natural extension to the village.					
HSG/103/LDP/01	Housing	Pont-yr-Hafod	This site is well located in relation to the existing settlement. The area of land allocated in the JUDP has been reduced slightly to prevent encroachment into an area of woodland.					
HSG/108/LDP/02	Housing	Puncheston	This site is a small extension of the village opposite the school and play facilities - well located and relates well to the future development direction of the village.					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
HSG/114/LDP/01	Housing	Roch	Part of this site is within Candidate Site 272. The remainder forms part of one of the few sites in this village that could be developed without major landscape impacts or significant incursion into areas of open countryside. Access will be provided from two different locations - Maes Ffynnon and Pilgrims Way.					
HSG/132/00030	Housing	Templeton	This site (previously a JUDP allocation) is bounded on three sides by development and is therefore well related to the village, furthermore half of the site is consented for residential development.					
HSG/135/00004	Housing	Tiers Cross	This site is well related to the village, being close to the centre and adjacent to the main village road. A small area of the site is within a quarry buffer zone and site layout will be expected to take this into account.					
MAR/034/LDP/01	Marina	Goodwick	Site is allocated for use as a marina. Area of allocation reflects existing mean low water mark.	X				

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
MAR/096/LDP/01	Marina	Pembroke Dock	This site has outline planning permission for a marina development. Although mostly identified as a Candidate Site, the use proposed was industrial / port development and did not come from the prospective site developer. The marina allocation reflects the outline consent.	X				
MXU/048/01	Mixed Use	Johnston	This site is allocated for employment uses by the JUDP but the allocation has not prompted site development. For the LDP, mixed use including some live-work units, but also possibly some housing only elements and community uses is proposed. This site has major constraints, including a range of contamination issues, the need to gain highway access from the A4076 trunk road, land ownership difficulties and significant surface water drainage issues. It is also within a Quarry Buffer Zone. That said, it is in the heart of the village and bounded on three sides by existing development, with a cycle path and railway providing the western boundary. Its re-use is highly desirable and discussions continue over the best way to achieve this.				X	



Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
MXU/088/01	Mixed Use	Narberth	This site is bounded on three sides by development and forms a natural extension to the Town. Redstone Road contains a large number of employment uses already, therefore this site forms a natural mixed-use site.					
RT/040/01	Retail	Haverfordwest	This allocation is made in response to an identified need for new comparison goods shops in Haverfordwest based on the County Wide Retail Capacity Study 2010. Its location is well related to the existing town centre, adjacent to an existing car park and within an area of the town where the flood risk is deemed acceptable (informed by the Haverfordwest Strategic Flood Consequences Assessment).	X				

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
RT/050/01	Retail	Kilgetty	This allocation is made in response of an identified need for a foodstore in SE Pembrokeshire and preference for this location by County Wide Retail Capacity Study (2010). Its position in Kilgetty is well related to the settlement. An existing outline planning permission exists on the site. This site is located on an area designated as Common Land which is regulated by section 65 of the Dyfed Act 1987. In order to develop this land applicants will need to apply to Welsh Ministers to extinguish the rights of common. The Council may make a resolution to enclose land totalling no more than 15 acres without a Welsh Minister's confirmation.	X				
RT/088/01	Retail	Narberth	This site is well related to the existing town centre and adjacent to the existing car park. It represents a natural extension of the town centre for retail use. This Site has been allocated for retail following identification of need and preference for this location by County Wide Retail Capacity Study (2010).					

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
RT/096/01	Retail	Pembroke Dock	This site is a large site in the town centre which is currently underused. Redevelopment for retail uses would offer a significant regeneration opportunity for the town. This site has been identified as an appropriate retail allocation following a County Wide Retail Capacity Study (2010). Part of the site encompasses a C2 flood zone, however this does not preclude the use of this brownfield site for retail.	X				
S/EMP/040/00001	Employment	Haverfordwest	Development of infrastructure has already commenced on this large strategic employment site, which is situated on brownfield land at Withybush. The site incorporates some pockets of existing employment development and is located in an area characterised by employment, airfield and agricultural developments. There are safeguarding requirements relating to Haverfordwest Airport.			X		

Allocation Reference Number	Proposed Use	Settlement	Summary	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
S/EMP/096/00001	Employment	Pembroke Dock	This large strategic employment site has excellent access links to the trunk road network and to the Haven hub towns. Much of the site is reclaimed brownfield land. Some development has already taken place on the site, including the Technium. It has a prominent location and design should be a major consideration for all new proposed employment premises. A very small part of the edge of the site is located within a C2 floodzone.	X				

### ***JUDP allocations not maintained as LDP allocations***

The following sites which were allocated for specific uses in the JUDP have not been maintained within the LDP. An officer summary explains the reasons for this.

<b>Housing Sites</b>			
<b>Name</b>	<b>Reference</b>	<b>Reason for not bringing this allocation forward into the LDP</b>	<b>Stage of the Candidate Site assessment process this site did not pass</b>
Hawthorn Rise, Haverfordwest	040/00161	This site is surrounded by development and is clearly related to the settlement. It is no longer allocated for housing as the Council cannot be confident that the site will be delivered. The site does not have planning permission, an application for permission has not been made and the land was not submitted as a Candidate Site. By not allocating the site the delivery of the LDP housing requirement is not reliant on this site being developed. It may be developed as a windfall site, or for other appropriate uses under LDP criteria-based policies. There are also concerns that none of the existing access points to the site could accommodate the volume of traffic that a whole-site development would generate.	Stage 2, Stage 5
Land south of Thomas Parry Way, Haverfordwest	040/00325	This site is no longer allocated but remains within the settlement boundary. It was submitted as a Candidate Site (number 651) but has been designated as an area of Amenity Open Space in the LDP. The site is visible from Thomas Parry Way, with the existing landscape playing a valuable role in screening development from the road. The site does not have planning permission and no application for	Stage 5

		permission has been made.	
Gas Depot site, Haverfordwest	040/00324	The site is no longer allocated as it is located almost entirely within the C2 floodzone, where it is not appropriate to develop highly vulnerable uses such as housing. The site does not have planning permission, an application for permission has not been made and the land was not submitted as a Candidate Site. This brownfield site remains within Haverfordwest's settlement boundary as it relates well physically and visually. Uses other than housing may be appropriate and any proposals will be assessed against the criteria-based policies of the LDP.	Stage 1
East of Lilac Close, Milford Haven	086/00227	This is a large greenfield site located on the fringes of Milford Haven adjacent the Mount Estate. The site was submitted as part of Candidate Site (number 984) but did not go further than stage 5 due to its countryside location. It was not submitted as a Candidate Site by its owner(s). In addition, the site does not have planning permission and no application for permission has been made. It is therefore not considered a reliable or deliverable site, which in combination with concerns relating to how it can be accessed safely, means it is no longer allocated.	Stage 5
South of Pembroke Road / west of Pembroke School, Pembroke Dock	096/00239	This is a large greenfield site on the outskirts of Pembroke Dock. It does not have developed land on any of its boundaries and is therefore not considered appropriate for development until such times as other nearby allocations have been developed. Nearby sites are considered deliverable as they have been submitted as Candidate Sites, whereas this site was not. In addition, the site does not have	Stage 5

		planning permission and no application for permission has been made.	
Stranraer Road, Pennar, Pembroke Dock	096/00005	This site remains within the Pembroke Dock settlement boundary but is no longer allocated for residential development. The site is subject to a current application for Village Green status, which means it cannot be considered a deliverable site under the current state of uncertainty. The site relates quite well to the built up area as it has developed land to three directions. By removing the allocation, the Plan is flexible to all potential outcomes of the application for Village Green status. It is also important to note that the site is an area of Pembroke Dock severely affected by access constraints; the County Council's Transportation division have recommended that no further significant residential development should be allowed in this area	Stage 2, Stage 5
South of Stranraer Road, Pennar, Pembroke Dock	096/00240	This relatively small site is in an area of Pembroke Dock severely affected by access constraints, therefore the County Council's Transportation division have recommended that no further significant residential development should be allowed in this area. As it cannot be relied upon to deliver housing and contribute towards the LDP's housing requirement the allocation is removed. It may potentially be used for other appropriate uses, such as recreation, in accordance with LDP criteria-based policies.	Stage 2, Stage 5
Adjacent to Southampton Row, Pembroke Dock	096/00160	This site is surrounded by development and is clearly related to the settlement. It is no longer allocated for housing as it the Council cannot be confident	Stage 5

		<p>that the site will be delivered. The site does not have planning permission, an application for permission has not been received and the land was not submitted as a Candidate Site. The site's owners in their response to a survey of land owners indicated that they did not know when and if the site would be developed. By not allocating the site, the delivery of the LDP housing requirement is not reliant on this site being developed. It may be developed as a windfall site, or for other appropriate uses under LDP criteria-based policies.</p>	
<p>South west of Nelson Street, Pennar, Pembroke Dock</p>	<p>096/00234</p>	<p>The site is an area of Pembroke Dock severely affected by access constraints. Therefore the County Council's Transportation division have recommended that no further significant residential development should be allowed in this area. The owners of the site have suggested that prospective developers are interested in providing affordable housing on the site: this may be applied for under the Development Plan's Exception Sites policy.</p>	<p>Stage 2, Stage 5</p>
<p>Dingle Farm, Narberth</p>	<p>088/00074</p>	<p>This site, which supports an operational caravan park, is no longer allocated for housing and large parts are no longer within Narberth's settlement boundary. The site as a whole is very large and would potentially provide far more development than is considered appropriate for the settlement during the LDP period. The parts of the site that relate very well to the existing built-up area remain within the settlement boundary. The site owners suggested they had no known date for developing the site, due to sewerage problems, in their response to a survey of landowners in March 2008.</p>	<p>Stage 5</p>



North of Station Road OS 5673, Narberth	088/00075	This large greenfield site is not allocated and is no longer within the Narberth settlement boundary. The site does not have planning permission, an application for permission has not been made and the land was not submitted as a Candidate Site. There are other potential development sites that relate better to Narberth and its core of services and that are considered more deliverable and therefore reliable sites for contributing towards the LDP housing requirement.	Stage 5
East of Northmead, Narberth	088/00089	This large greenfield site is not allocated and is no longer within the Narberth settlement boundary. The site does not have planning permission, an application for permission has not been received and the land was not submitted as a Candidate Site. There are other potential development sites that relate better to Narberth and its core of services and that are considered more deliverable and therefore reliable sites for contributing towards the LDP housing requirement.	Stage 5
National Park Caravan Site, Carew / Sageston	015/00024	This large site has been de-allocated and is no longer contained within the settlement boundary of Sageston. The site was submitted as a Candidate Site (number 001) but did not pass the 5 <sup>th</sup> assessment stage, as it did not represent the most suitable and sustainable development site in the settlement. There are concerns that it is an important site for bats and that development may cause adverse impacts on this protected species.	Stage 5
Land to the south of Valley Road,	099/00043	This site is no longer allocated or located within the settlement boundary. The site does not	Stage 4, Stage 5

Pentlepoir		have planning permission, an application for permission has not been received and the land was not submitted as a Candidate Site. It has very poor access and weak links to the services provided in the village. It is no longer allocated as it is not considered a sustainable site or one that is likely to be deliverable.	
Opposite Lodge Fach, Blaenffos	006/00024	This site remains within the settlement boundary of Blaenffos, but is no longer allocated. The site's owners have assured the County Council that they have no interest in developing the majority of the site, as its intended use is as an extension to the chapel's cemetery. It cannot therefore be considered a deliverable housing site, and an alternative site in the centre of the village has been allocated in the LDP to contribute towards the housing requirement	Stage 5
Barley Park Cottages site, Begelly	003/00025	This greenfield site is no longer allocated or located within the Begelly settlement boundary. The majority of its boundary is adjoining undeveloped land and it is strongly linked with the countryside. The Environment Agency and Countryside Council for Wales have drawn attention to the presence of biodiversity assets on this land, including unimproved rush pasture. The site is also adjacent the C2 flood zone, with minor overlap in the south western corner. The site does not have planning permission, an application for permission has not been made and the land was not submitted as a Candidate Site. The level of development considered appropriate in this settlement can be met on another site, which relates more strongly to the built-up environment and the services and facilities of the settlement.	Stage 4, Stage 5

Land north of Main Road, Waterston	146/00017	This previous allocation for a greenfield extension to the village has been removed as a site of this size is not considered appropriate to a village with Waterston's provision of services. Development in local villages will be of a more modest scale and less concentrated on one allocated site. There are no housing allocations in any Local Villages in the LDP. The landowners response to an enquiry regarding their intention in March 2008 was that a planning application would be submitted in 2009, but this did not materialise	Stage 5
North east of Llys Gwyn, Pen-y-Bryn	100/00008	This site remains within the settlement boundary, but is no longer allocated as the LDP does not allocate land for housing in Local Villages. The site is part of the village and remains a site considered suitable for new housing.	Stage 5
Part OS 4200, North of Cefn Coed, Scleddau	118/00010	This greenfield site is no longer allocated and is not included within the settlement boundary as it is not linked strongly to the village. In addition, a site of this size is not considered appropriate to a village with Scleddau's provision of services. Development in local villages will be of a more modest scale and less concentrated on one allocated site. There are no housing allocations in any Local Villages in the LDP	Stage 5
Land south of Beech Grove, Camrose	014/00026	This site remains within the settlement boundary, but is no longer allocated as the LDP does not allocate land for housing in Local Villages. The site is part of the village and remains a site considered suitable for new housing.	Stage 5
<b>Employment Site</b>			
<b>Name</b>	<b>Reference</b>	<b>Reason for not bringing this</b>	<b>Stage of the</b>

		<b>allocation forward into the LDP</b>	<b>Candidate Site assessment process this site did not pass</b>
Narberth	088/00001	This large employment site located to the east of the town on Jesse Road has not attracted significant interest from prospective employers and remains completely undeveloped. No planning applications have been made to develop the site and none are anticipated in the near future. Employment land is provided in Narberth on the Mixed Use site MXU/088/001 Plain Dealings Farm. There is also an employment allocation at Templeton just a few miles from Narberth.	Stage 4, Stage 5

## 6. Appendices

### ***Appendix 1 Copy of advice form supplied with Candidate Sites application forms***

#### Locations where development might and might not be OK

Read this note before completing a 'CS' form.

Some locations are better for new development than others.

You are more likely to get your site accepted where it meets several of the site criteria listed below:

- The site is within or very close to an existing town or village.
- The site is convenient for shops, services and leisure facilities.
- The site is close to places where lots of people work.
- The site is easy to get to on foot, by cycle and by public transport – not just by car.
- Development is likely to support a town, local or village centre.
- Development will help an important town regeneration project.
- The site re-uses previously developed land and buildings which are in easy to reach locations.
- The site relates better to a town or village than to surrounding countryside.
- Development will help to diversify the economy of a rural area without damaging the countryside.

Some types of site don't make good locations for new development, for instance those that:

- Are unstable or severely polluted.
- Are at risk from flooding.
- Don't relate well to the current pattern of towns and villages.
- Are very difficult to service.
- Would cause unnecessary loss of open countryside.
- Would cause loss of good quality agricultural land.
- Would damage land protected for its landscape, wildlife, architectural or historic importance.
- Would join up separate towns and villages or extend ribbons of development along country roads.

## **Appendix 2 – Guidance form for Assessment Stage 4 – Consultees**

### **Internal Consultees**

**Questions for internal consultees to consider when assessing the various 'Potential Sites'.**

#### **All Sites**

1. Would you object to this site being allocated in the Local Development Plan?
2. Would developing only part of this site overcome this objection?

#### **Housing Sites**

3. How many dwellings should be allowed on this site / at what density should the development be built?
4. What should be the market / affordable mix?

#### **Specific questions:**

##### **Highways - Access**

- How would the site be accessed?
- Who would be responsible for the provision of access?
- If PCC / NAFW involved in providing access, what is the timescale for implementation of the scheme?

##### **Development Management**

- Do you agree with the proposed type of use of the site? Would an alternative use be a better proposition?
- Would you suggest any conditions / constraints to be imposed on the potential development?
- Are there any alternative sites not included in the consultation that might be better potential development sites?

##### **Public Protection**

- Is the site known to be contaminated?
- Can any contamination be overcome? How much of a barrier to development is the contamination?

##### **Conservation / Biodiversity / Ecology**

- Are there any designations on this site that should prevent / limit its development?
- Are there species / designations on this site that would require mitigating measures? What impact would these mitigations have on the potential development of the site?

## Advice form and questions for external consultees

### Candidate Site consultation – explanatory note

This consultation on 'Potential Sites' for inclusion in the Deposit LDP involves Candidate Sites, land currently allocated for development in the Unitary Development Plan and sites identified by Officers during internal working groups that might be appropriate but were not submitted as Candidate Sites.

The number of sites in the pool of 'Potential Sites' has been reduced through GIS-based constraints checking, by assessment of sites against the LDP Preferred Strategy and on transportation and access grounds following discussion with other sections within Pembrokeshire County Council. From this consultation we hope to have a better idea of whether these Potential Sites are likely to be deliverable within the LDP plan period. If there are sites you feel that should be considered but are not shown, please suggest them.

#### Viewing the Potential Sites using GIS

You will have received six tables, with sites arranged according to whether they are Candidate Sites or UDP sites and according to the type of use proposed. Sites are shown as polygons with supporting information in the browser table.

#### Viewing the Potential Sites as PDF images

The sites in mapped form have been converted to PDF format and include a comprehensive key that explains which type of Potential Site each one is. Maps have been created for all settlements with Potential Sites and for those settlements named within our 'Settlement Hierarchy' where no sites remain in the assessment (Bwlchygroes & Broadmoor). They have been arranged alphabetically and collated into three documents (A-K, L-R & S-Z).

A schedule of all Potential Sites is included in a spreadsheet, which provides the general information submitted as part of the application process, including current and proposed type of use and size of the site.

#### Indicative Questions

Would you support the inclusion of this site in the Deposit Local Development Plan? Please provide your reasons.

Is the site realistically deliverable during the LDP plan period 2011 – 2021?

Would a different land use to that which is proposed be more appropriate for the site?

If there are there constraints to developing the site, what can be done to overcome and/or mitigate them?

Are there any other sites that should be considered by the Council as potential development sites?