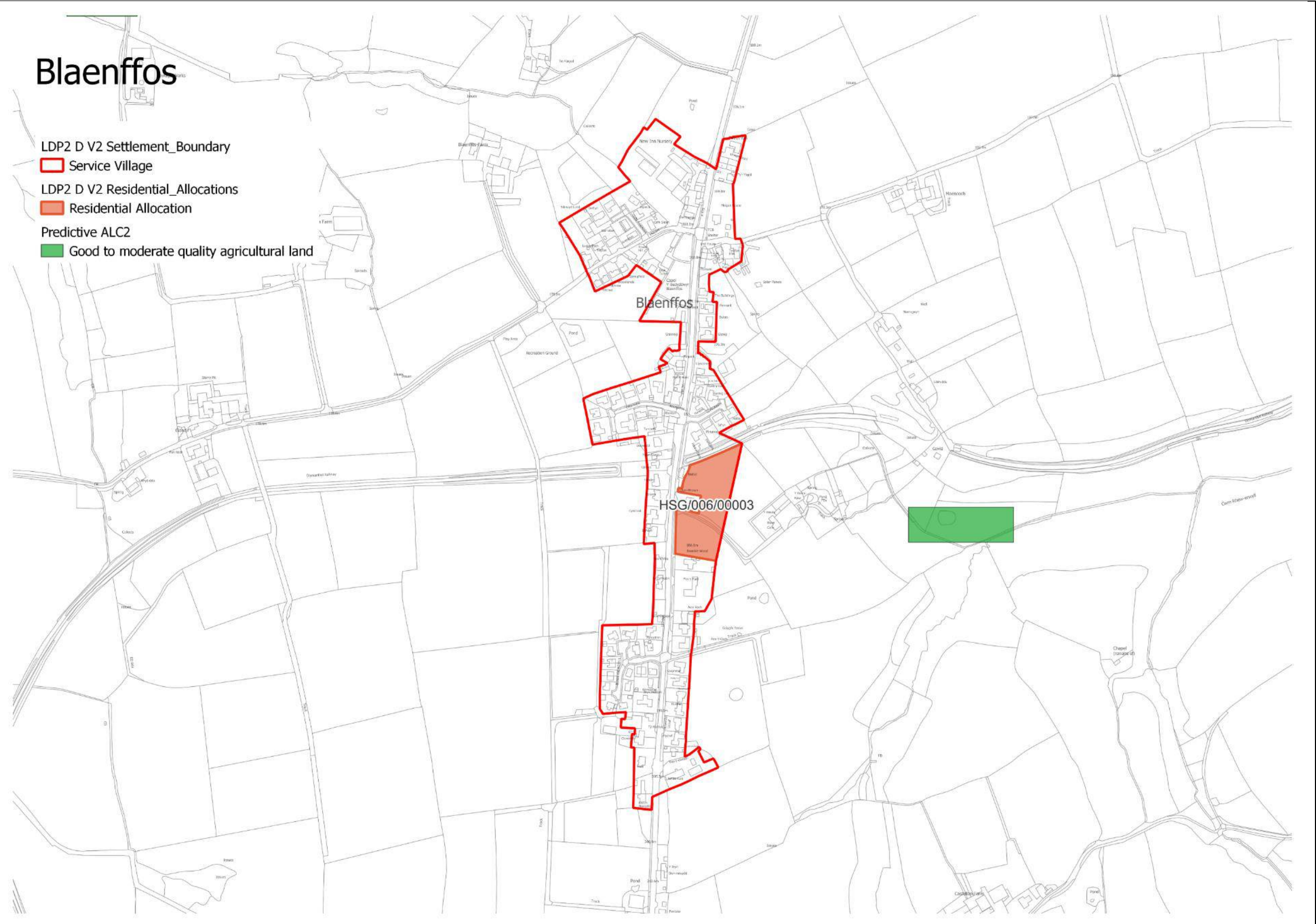


Blaenffos

The map opposite shows there is no constraint of BMV (which would be shown in green) surrounding the service village of Blaenffos.

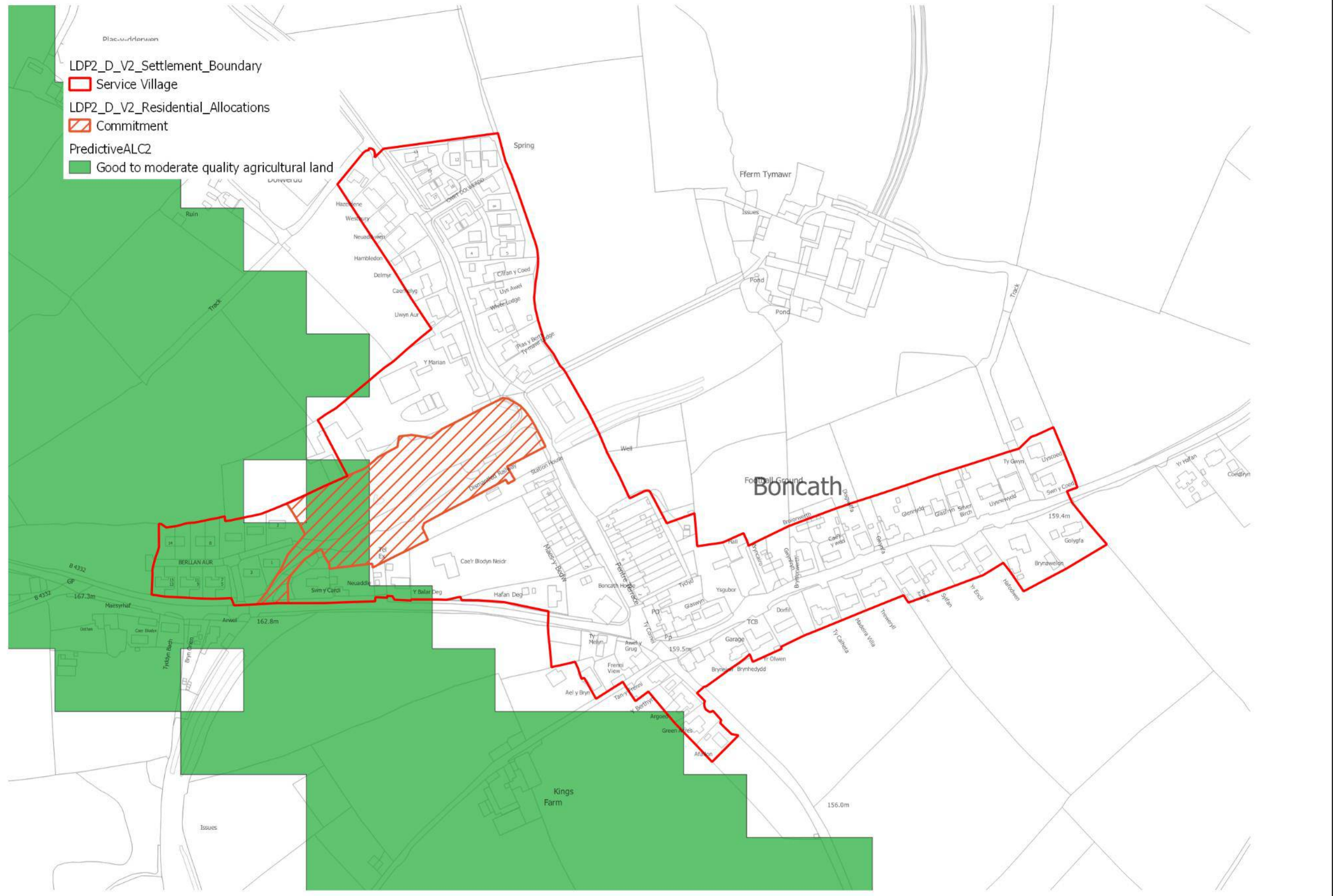
One housing allocation is made which does not contain BMV agricultural land.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/006/0003 Adjacent to Hafod, Blaenffos – option 1	0.93	332	Grade 3b (100%)	There is no best and most versatile agricultural land within this site.			

Boncath

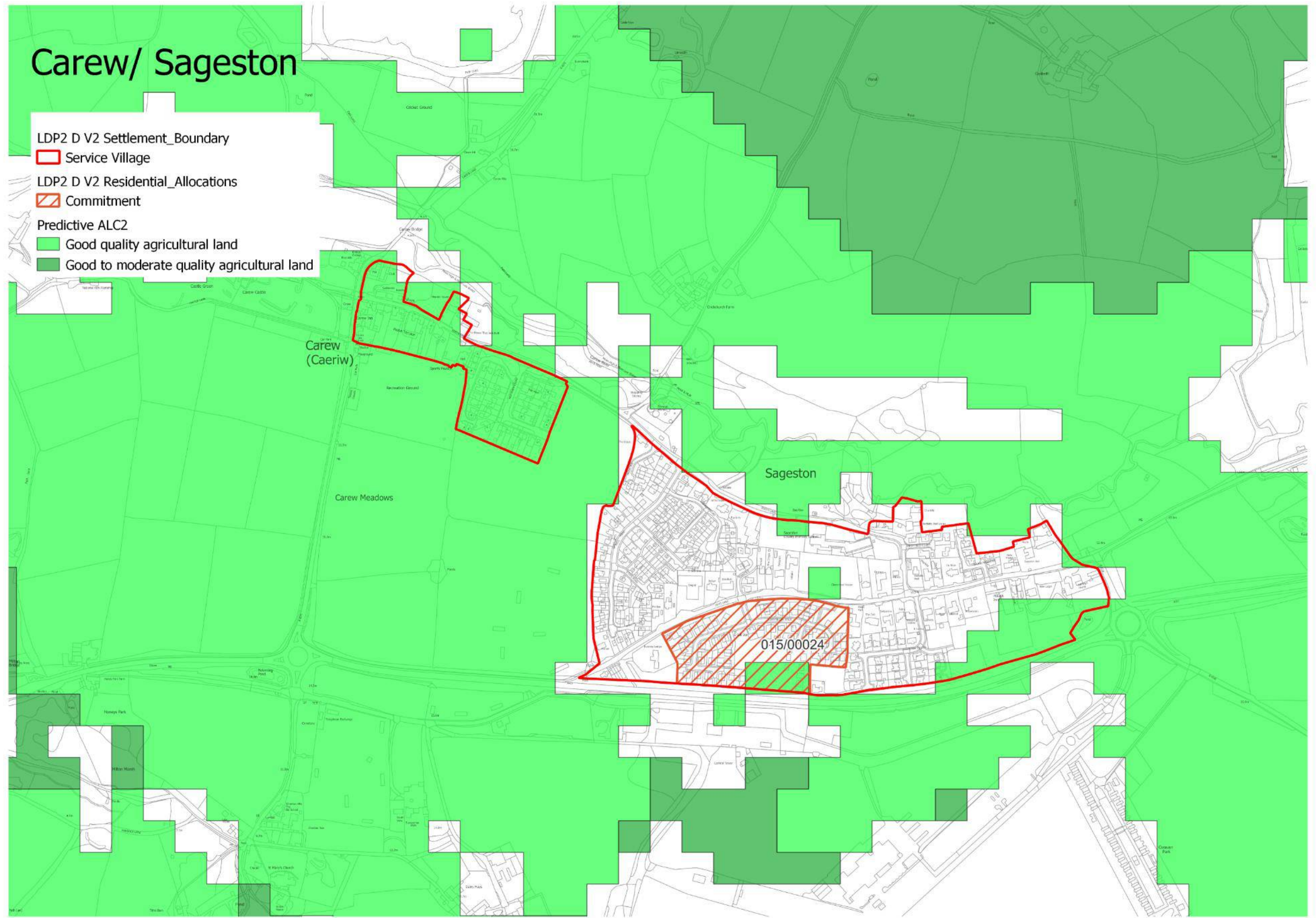
The map opposite shows there is BMV land (shown in green) to the west of the service village of Boncath.



Carew / Sageston

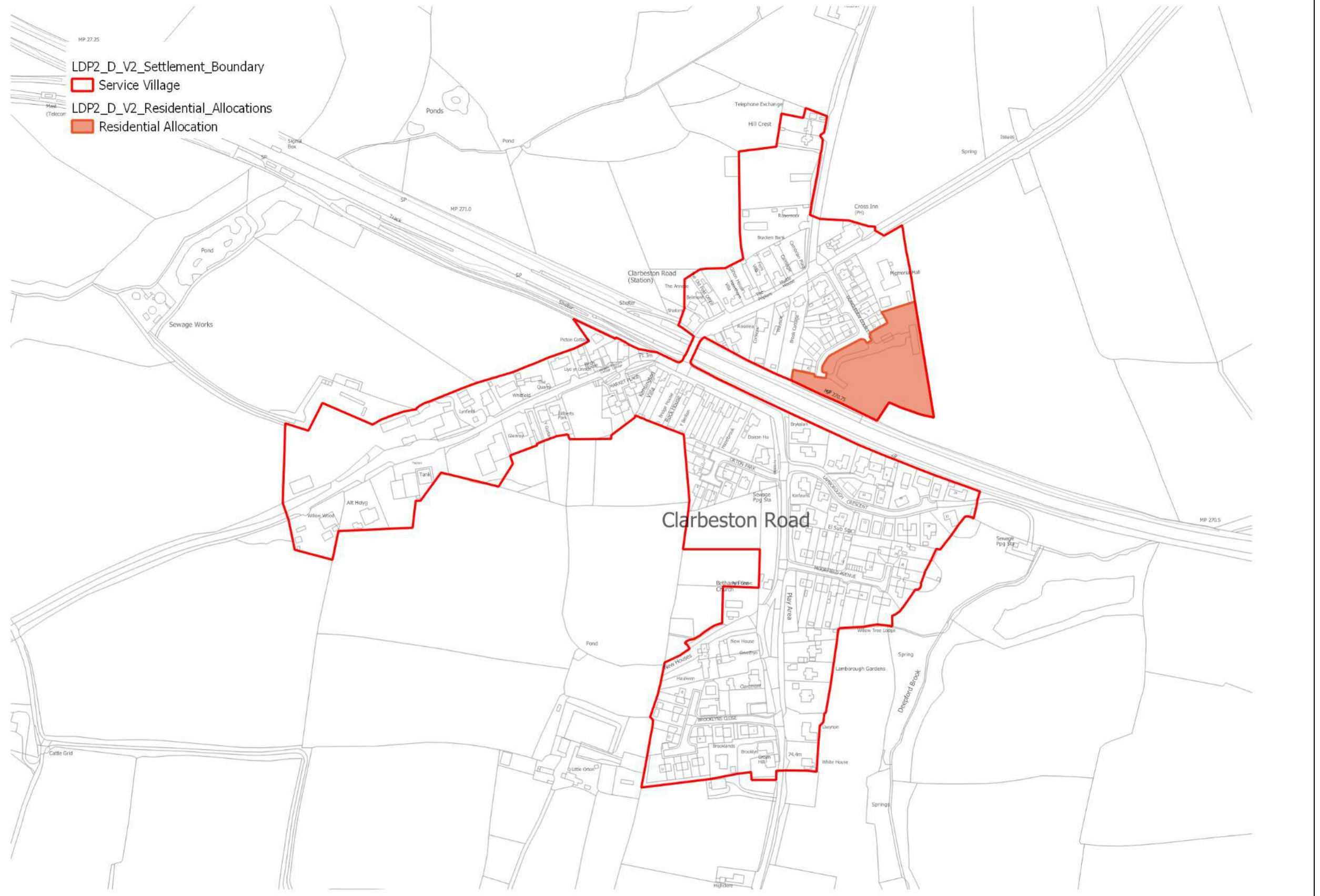
The map opposite shows there is BMV land (shown in green) surrounding the service villages of Carew and Sageston.

One housing site is a commitment and is under construction in the service village of Sageston.



Clarbeston Road

The map opposite shows there is no constraint of BMV (which would be shown in green) surrounding the service village of Clarbeston Road.

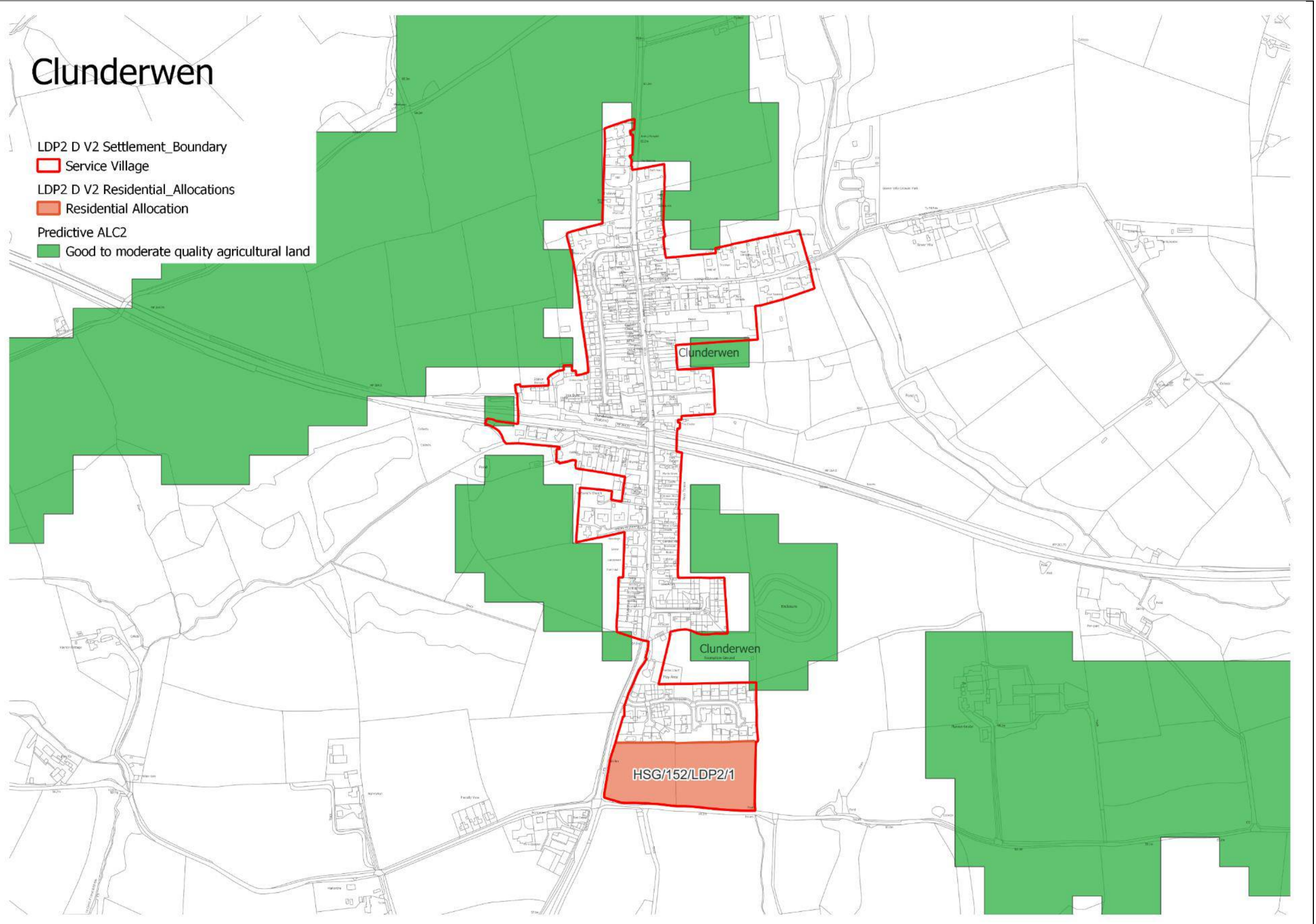


<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/022/L DP2/1 Land at Dungleddy Court, Clarboston Road	0.83	008	Grade 3b (74.3%) Urban (25.7%)	There is no best and most versatile agricultural land within this site.			

Clunderwen

The map opposite shows there is BMV agricultural land (shown in green) to the north, east and west of the service village of Clunderwen.

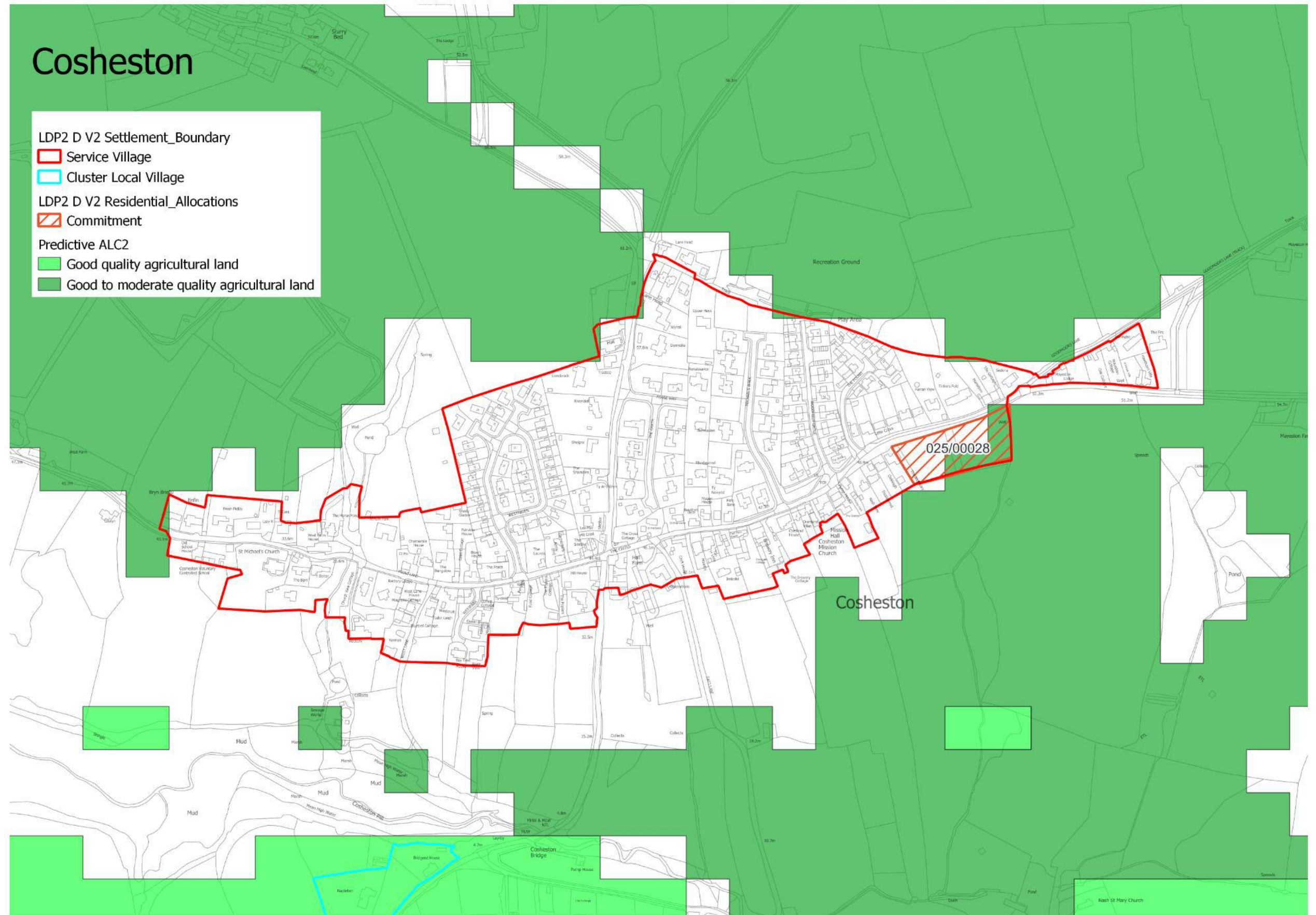
No housing allocations are made on BMV agricultural land in Clunderwen.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/152/L DP2/1 South of Bro'r Dderwen, Clunderwen	2.71 (partly to be delivered outside plan period)	340	Grade 3b (66.7%) Urban (10.3%) Grade 5 (23.1%)	There is no best and most versatile agricultural land within this site.			

Cosheston

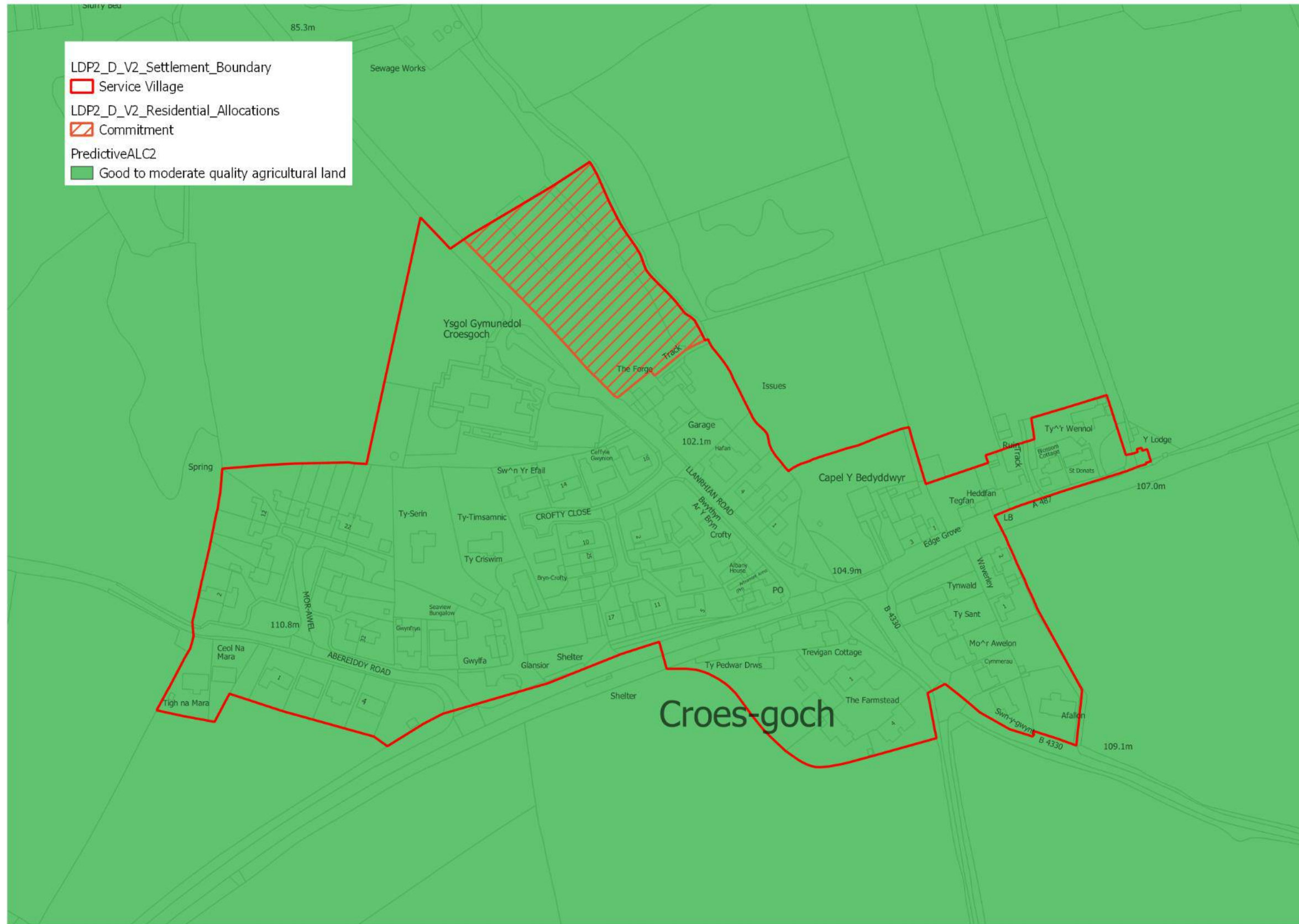
The map opposite shows there is BMV land (shown in green) to the south east and north west of the service village of Cosheston.



Croesgoch

The map opposite shows there is BMV agricultural land (shown in green) covering the entire service village and land surrounding Croesgoch.

One housing commitment is made which contains grade 3a agricultural land. There are no suitable alternative sites and there is a justified need for housing in the service village of Croesgoch.



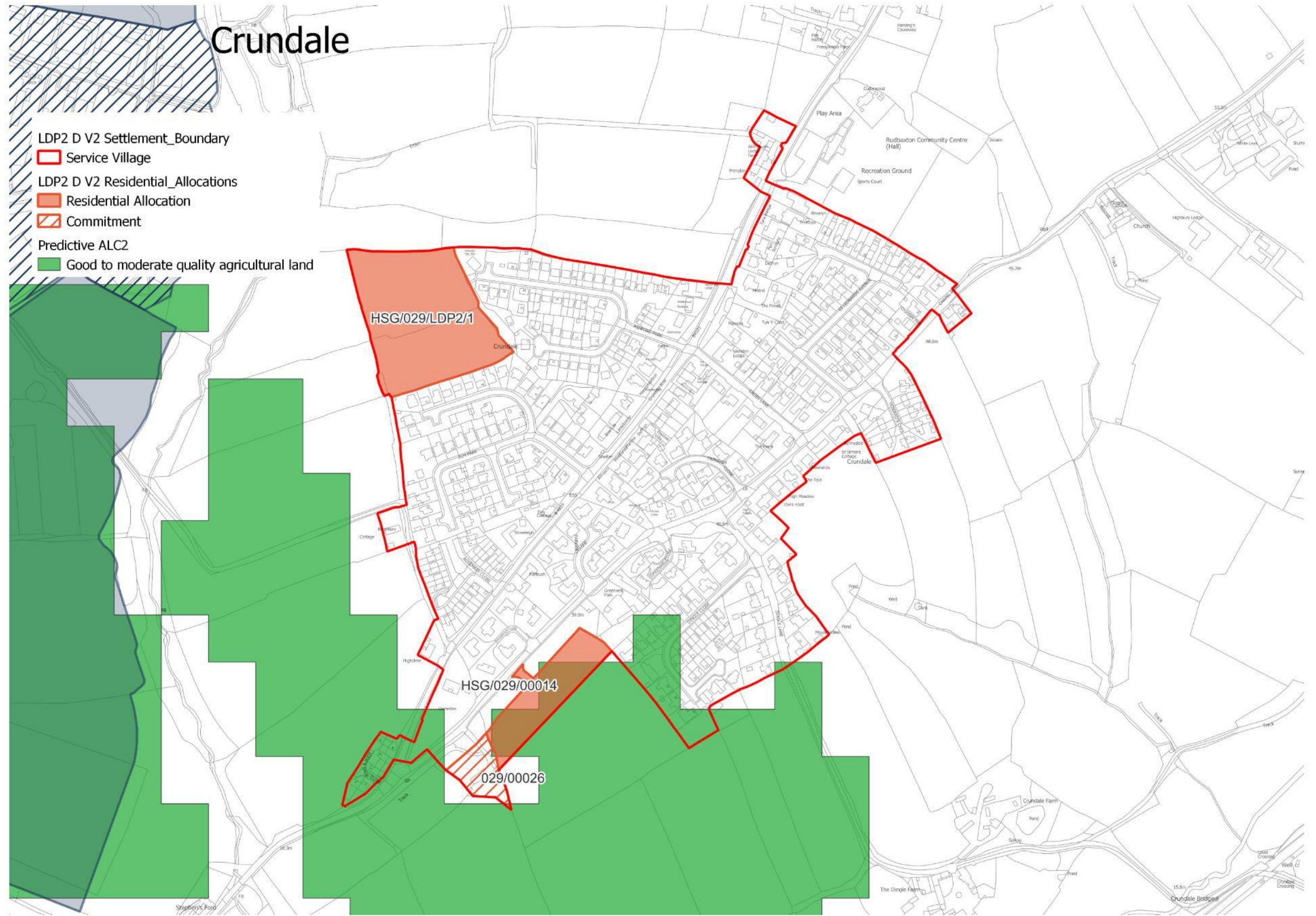
b

Crundale

The map opposite shows the constraint of BMV (in green) bordering Crundale to the south and west.

Two housing allocations are made in the service village, one of which does not contain any BMV agricultural land.

Other candidate sites in Crundale, Candidate Site References 372 and 343 also contained BMV land and candidate site ref 417 was screened out on highway grounds. A smaller area of candidate site 097 was allocated (HSG/029/LDP2/) due to landscape and ecological concerns.



Housing allocations in Crundale

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/029/00014 Opposite Woodholm Close, Crundale	0.66	267, 343	Grade 3a (62.9%) Grade 3b (25.7%) Urban (11.4%)	This site forms part of the allocated residential provision for the Service Village of Crundale.	Most of the other land in the immediate vicinity of this site is grade 3a. There is some grade 3b and other lower graded land further from the village.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, this is generally less well related to the built	The grade 3b land is that closest to the village road and would be expected to be developed first. However, there is a constraint within this land in the form of a raw water main with an associated safeguarding area.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
						form of the settlement.	
HSG/029/L DP2/1 West of Ashford Park, Crundale	1.77 (partly to be delivered outside plan period)	097	Grade 3b (82.5%) Urban (17.5%)	There is no best and most versatile agricultural land within this site.			

Eglwysrwr

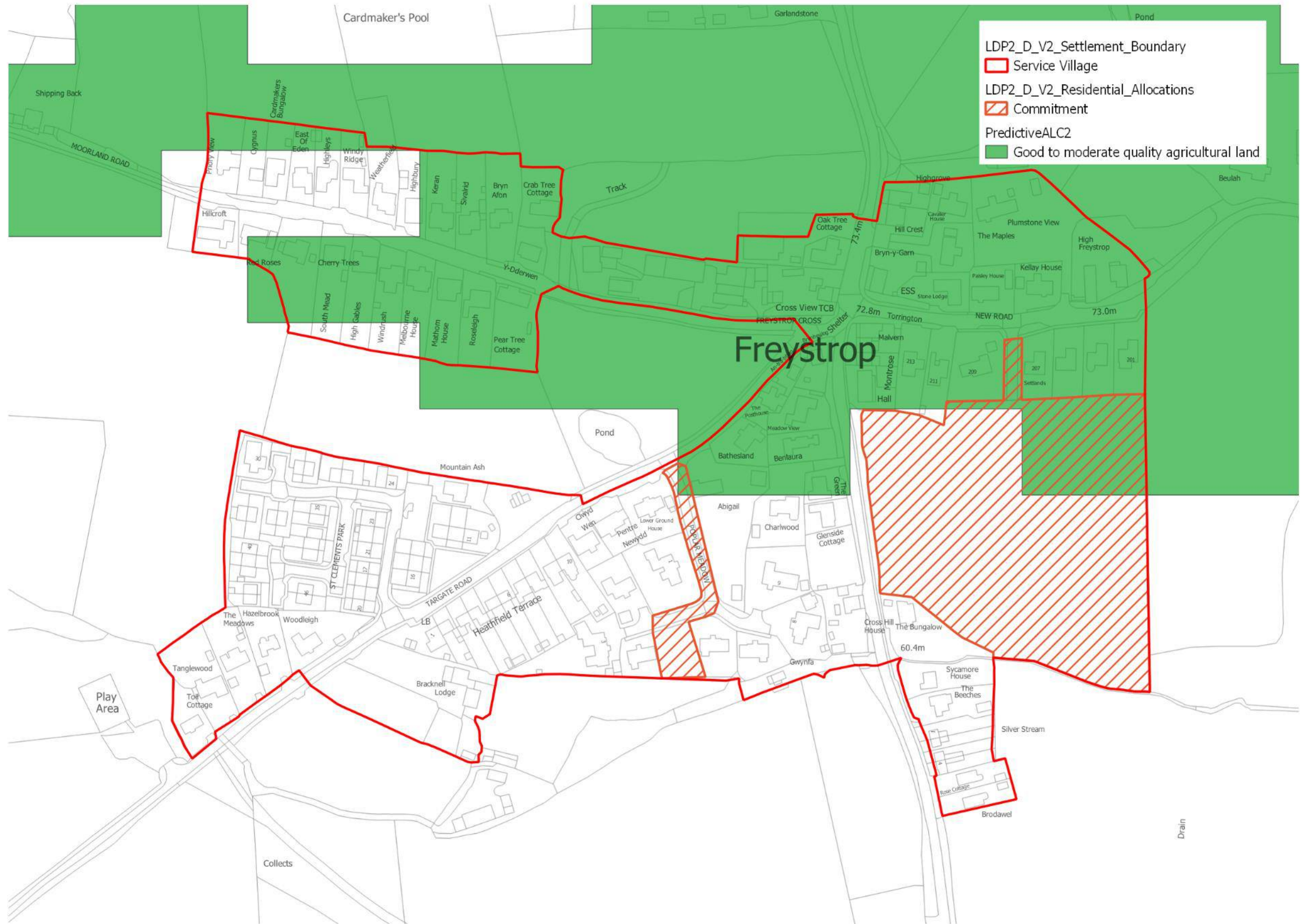
The map opposite shows the constraint of BMV (in green) bordering Eglwysrwr.



Freystrop

The map opposite shows the constraint of BMV (in green) bordering Freystrop to the north.

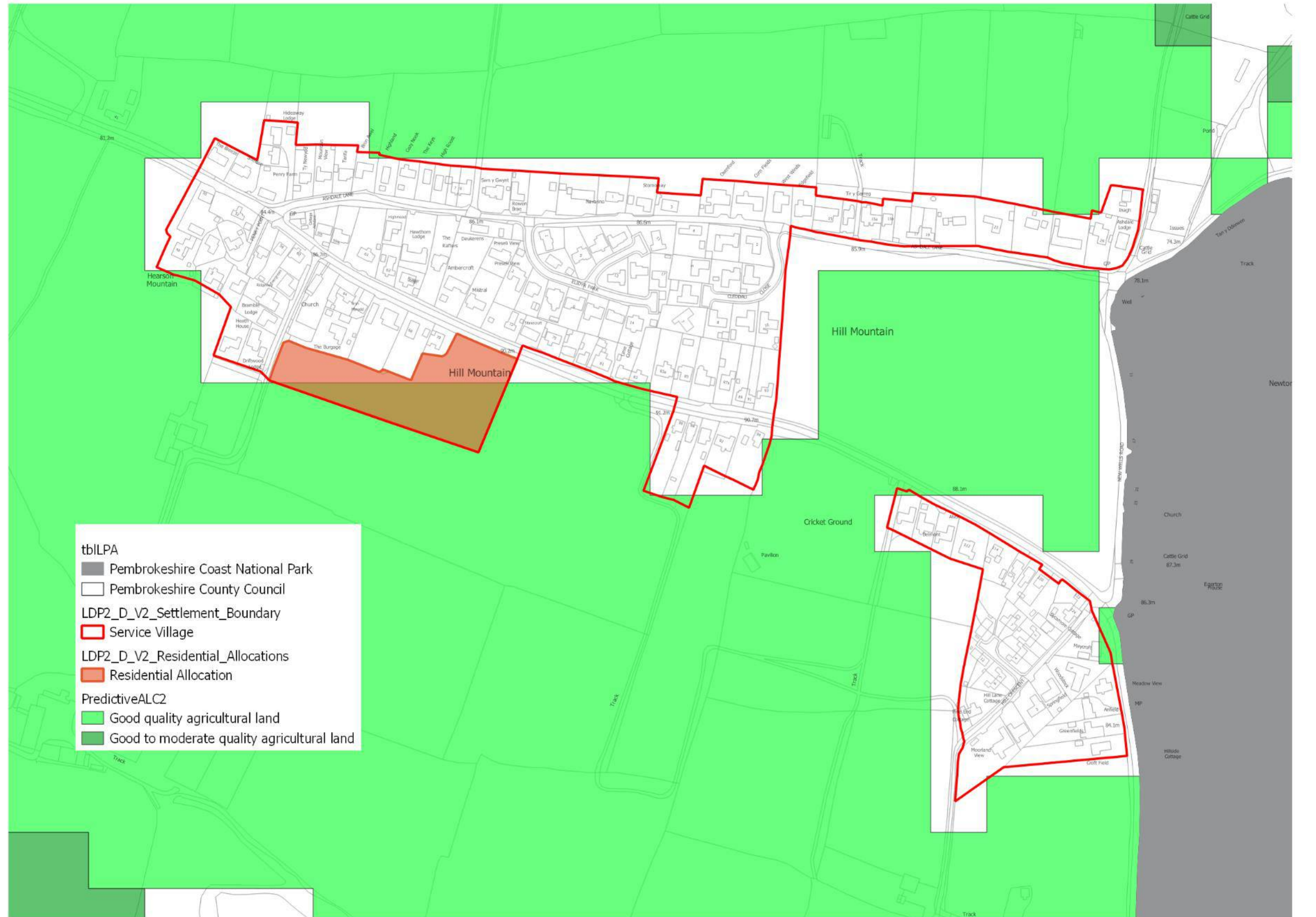
There are no housing allocations in the service village of Freystrop due to the level of growth from an existing committed development site.



Hill Mountain

The map opposite shows the constraint of BMV (in green) surrounding the service village of Hill Mountain.

There is no deliverable land for housing available on lower grade agricultural land surrounding Hill Mountain. There is an over riding need to allocate land for housing to meet local needs in the sustainable service village.



Housing allocation

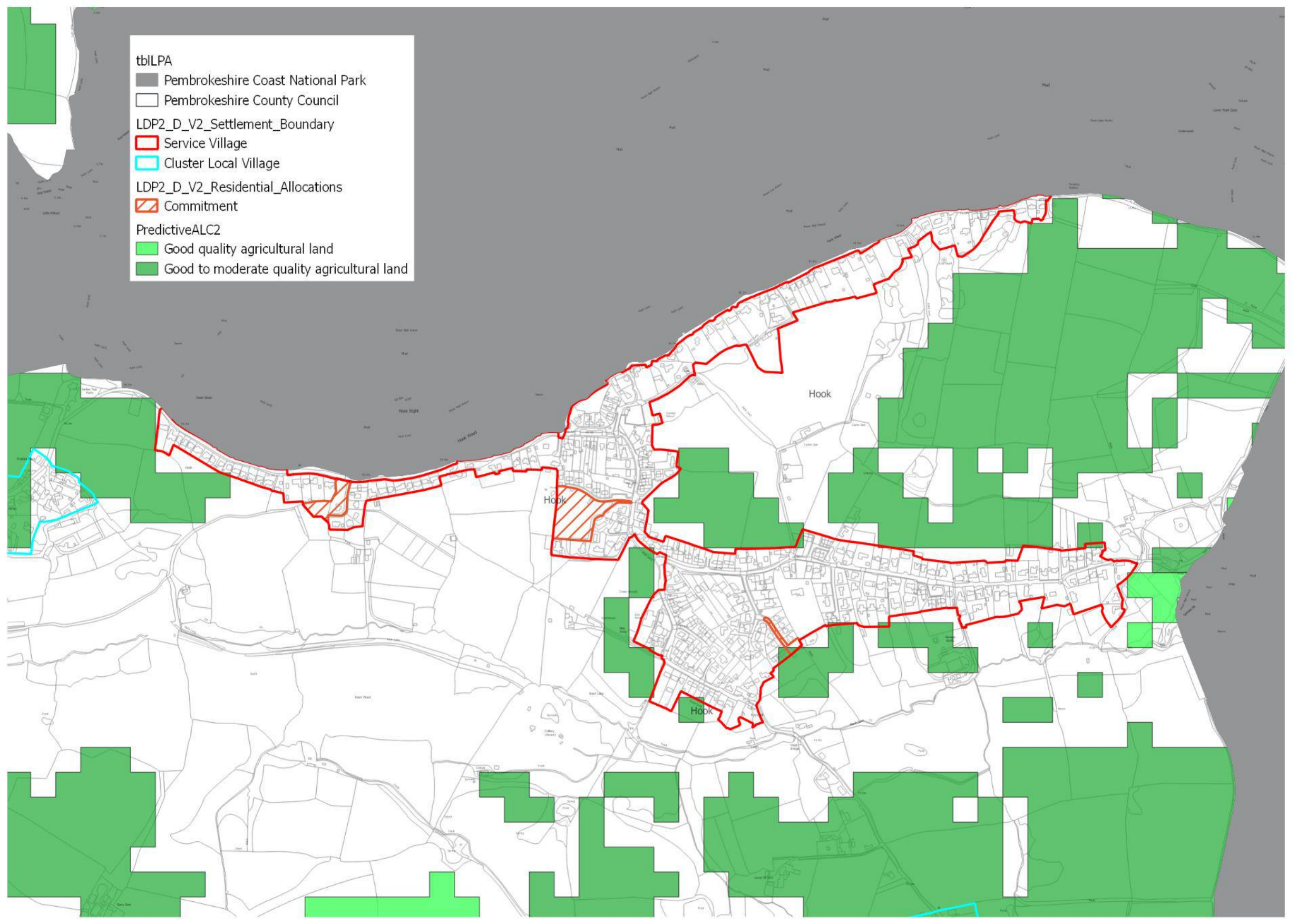
A number of candidate sites were received for the service village of Hill Mountain which were all to the south and west of the village and all encroached on BMV land. One housing allocation is made for Hill Mountain where 55% of the land is grade 2 and 45% of the land is urban.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/043/L DP2/1 Adjacent to Brackenhurst, Hill Mountain	1.16	422, 424, 425	Grade 2 (55%) Urban (45%)	This site forms the allocated residential provision for the Service Village of Hill Mountain.	The land surrounding this village is primarily in grade 2. Lower graded land is more distant and relates poorly to the settlement.	There is very little lower graded land adjoining this village.	The dominant classification for this site is grade 2, with the remainder of the land being in the urban category. In a development context, it would be difficult to separate out the grade 2 and urban elements.

Hook

The map opposite shows the constraint of BMV (in green) located predominately to the north of the service village of Hook with some areas of BMV to the south of Hook.

There are no housing allocations in Hook



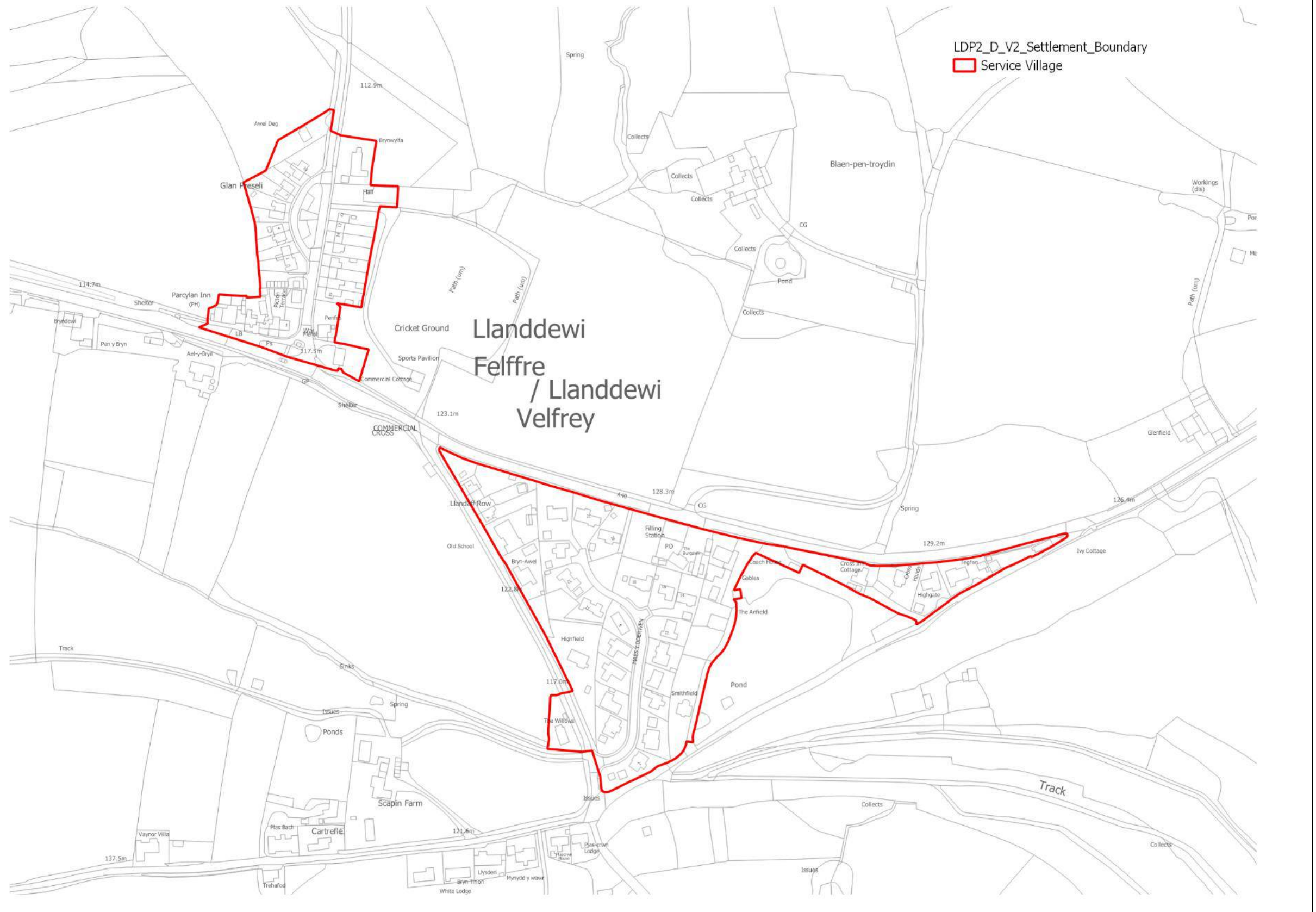
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/046/L DP2/1 Land at West End Cottages, Hundleton	0.65	058, 118	Grade 3a (38.4%) Urban (61.6%)	This site forms the allocated residential provision for the Service Village of Hundleton	Most of the land surrounding this village is grade 3a, with only small pockets of lower graded land that relate poorly to the settlement.	There is very little lower graded land adjoining this village.	The dominant classification for this site is Urban with the remainder of the site being category 3a. In a development context, it would be difficult to separate out the grade 3a and urban elements.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/047/LDP2/1 South of The Crown	0.42	524	Grade 3a (83.1%) Grade 3b (16.9%)	This site forms the allocated residential provision for the Service Village of Jeffreyton	Most of the land in the vicinity of this village is also in grade 3a. There is some lower graded land to the north east and to the west of the village that relates poorly to the settlement.	The lower graded land to the north east of the village is partly wooded and contains the remains of ancient coal working. Some of the other areas of lower graded land also contain pockets of woodland and relate to stream valleys.	The dominant grading of land within this site is grade 3a. The grade 3b element is the part that is farthest from the site access and hence would not come forward in the initial development phase.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/049/L DP2/1 West of Brookfield Close – Keeston	1.21	316	Grade 3b (89.2%) Urban (10.8%)	There is no best and most versatile agricultural land within this site.			

Llanddewi Velfrey

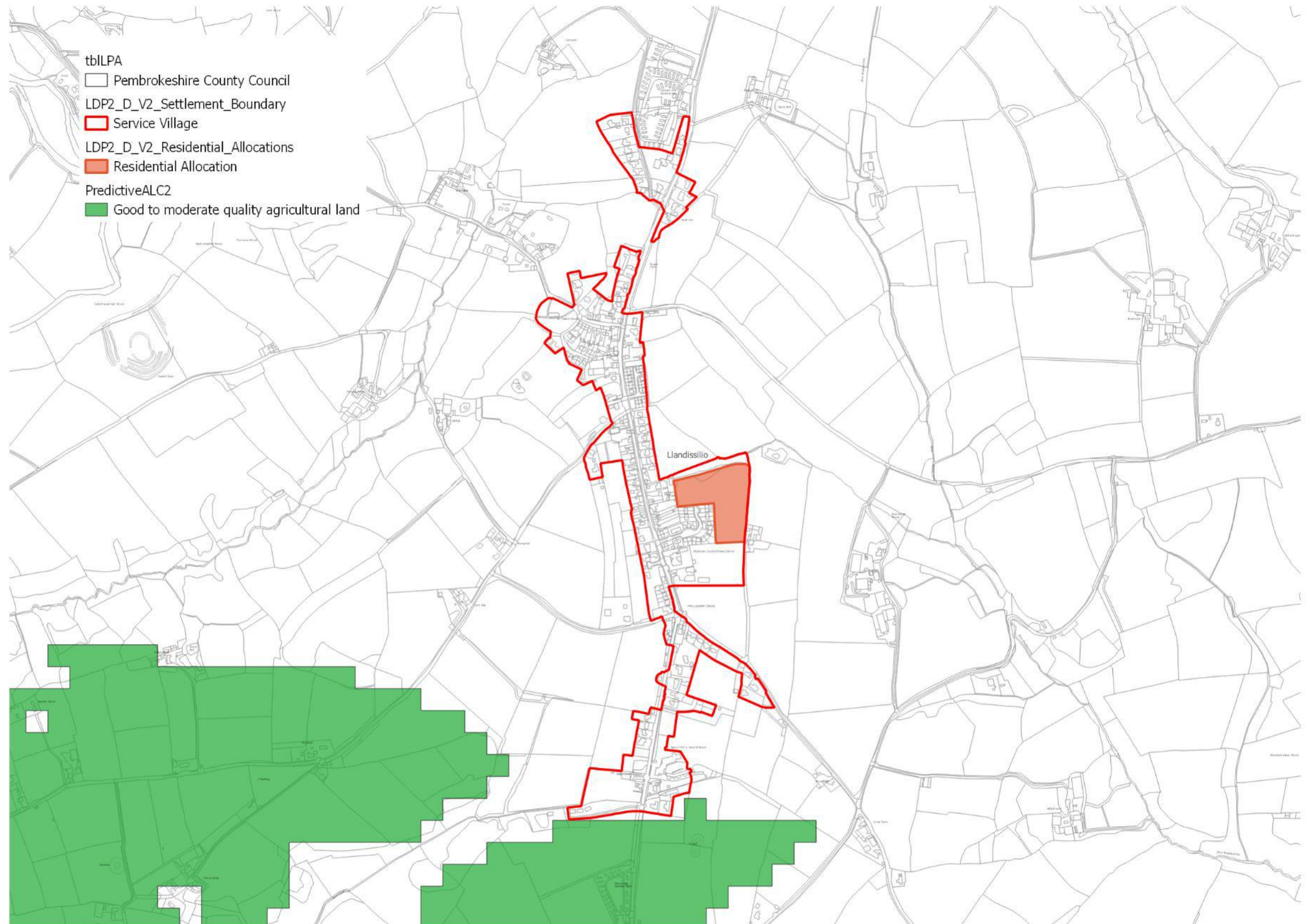
The map opposite shows there is no constraint of BMV (which would be shown in green) surrounding the service village of Llanddewi Velfrey.



Llandissilio

The map opposite shows the constraint of BMV (in green) to the south of the service village of Llandissilio.

One housing allocation is made for Llandissilio which is within grade 3b agricultural land and urban grade which does not affect BMV agricultural land.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/060/L DP2/1 Adjacent to Maesybryn, Llandissilio	1.9	299	Grade 3b (60.6%) Urban (39.5%)	There is no best and most versatile agricultural land within this site.			

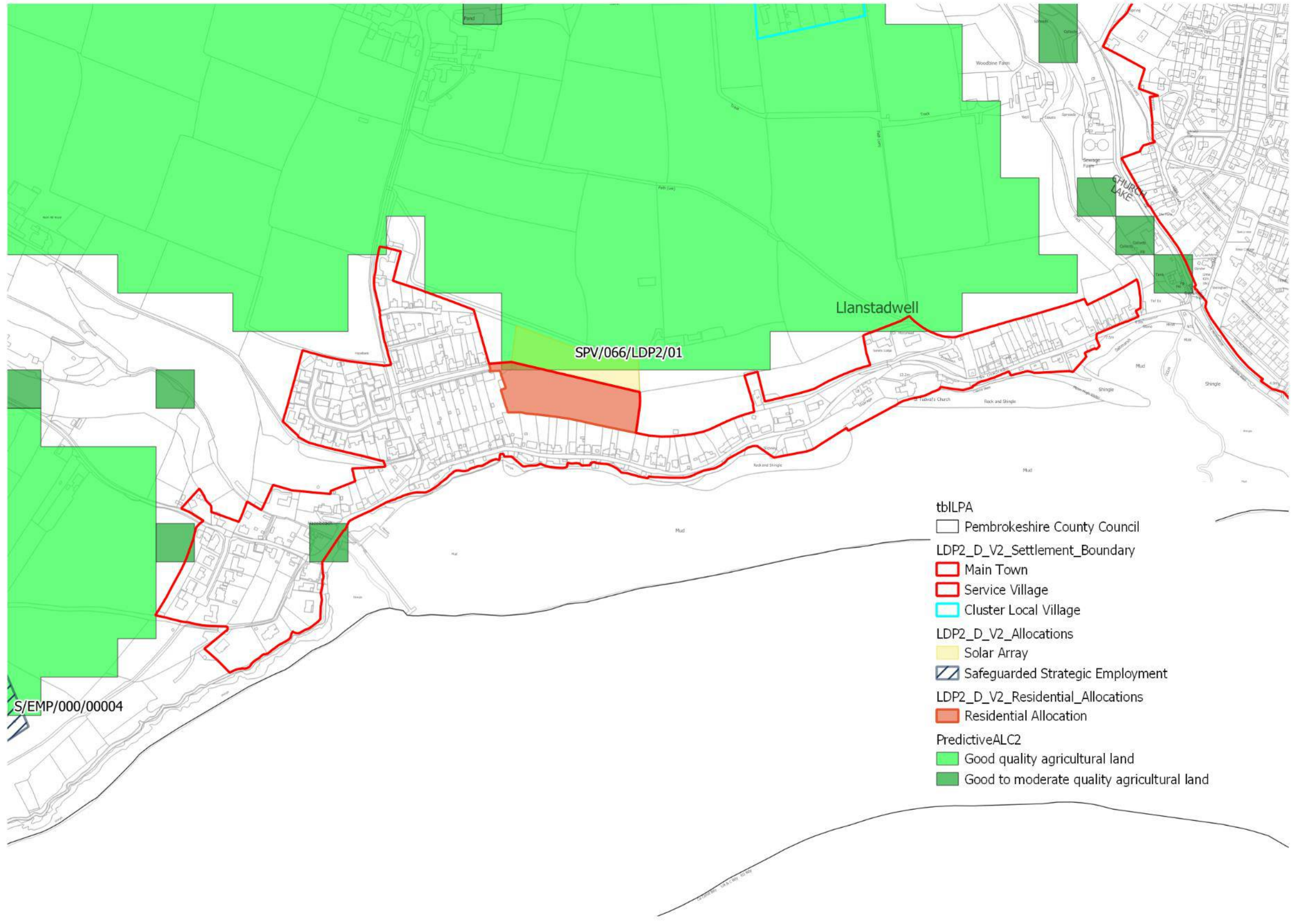
Llanstadwell

The map opposite shows the constraint of BMV (in green) by the service village of Llanstadwell.

One housing allocation is made for Llanstadwell which is predominately within grade 3b agricultural land and only a very small element of the land (2.9%) is grade 2 agricultural land.

One other candidate site was submitted for Llanstadwell, (candidate site references 254) which was screened out on landscape grounds and contained a higher proportion of BMV agricultural land.

There is an allocation for a Solar Array on land which contains BMV, however, the overriding priority is considered to be to provide renewable energy.



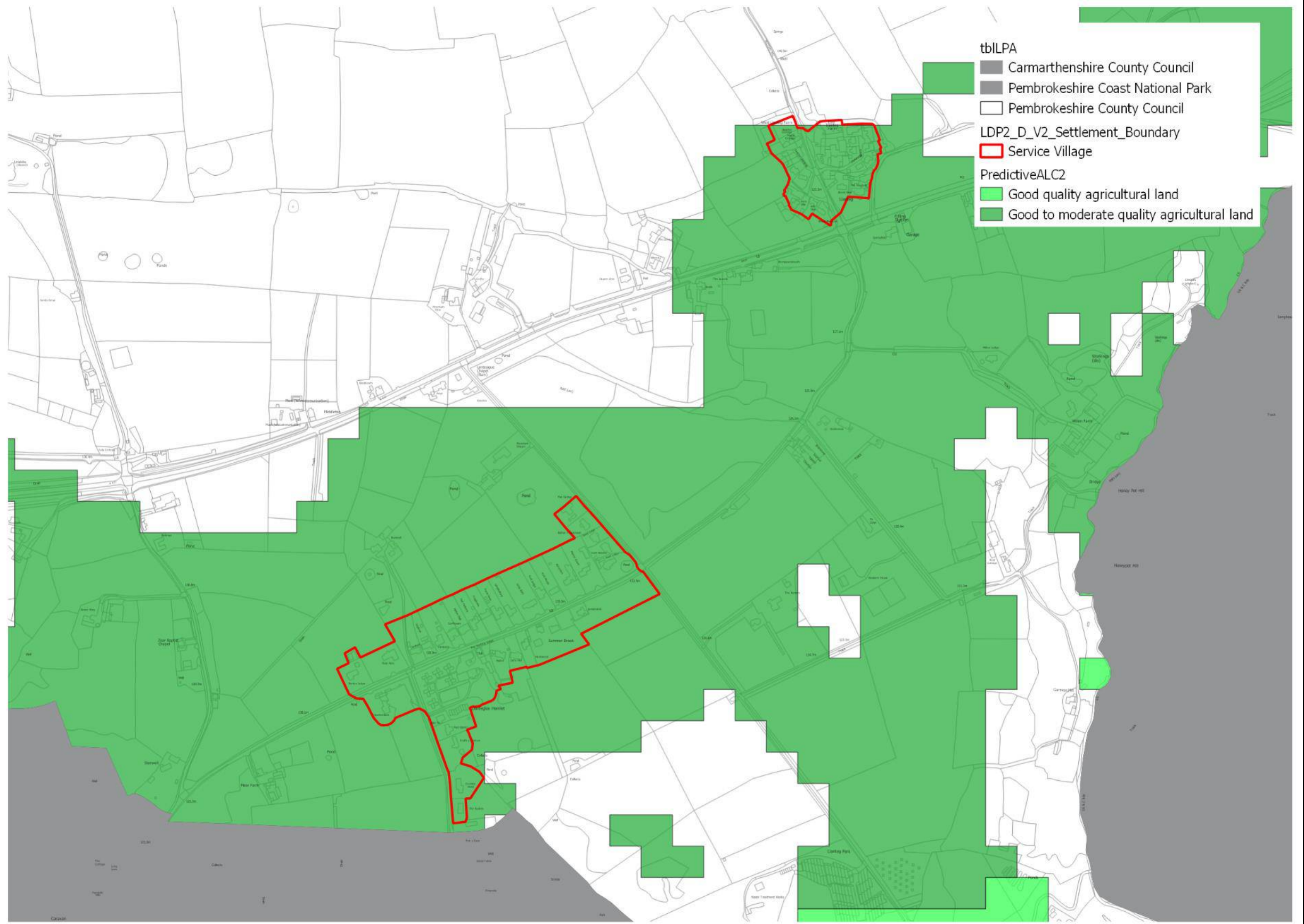
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/066/L DP2/1 East of Hazelbank, Llanstadwell	1.04	298	Grade 2 (3.3%) Grade 3b (68.4%) Urban (28.2%)	This site forms the allocated residential provision for the Service Village of Llanstadwell.	Land to the south and west is urban, while that to the north is predominantly in grade 2, with a limited amount of grade 3b land.	Most of this allocation is on lower grade land, with surrounding land being mostly grade 2 or urban.	There is only a small amount of grade 2 land on this site (3.3%) and part of that will be required to provide access into the site. The remainder of the site either is within grade 3b or classified as urban.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
SPV/066/LD P2/01 East of Hazelbank, Llanstadwell – Solar Photovoltaic Array	0.68	298	Grade 2 (74.5%) Grade 3b (25.5%)	Welsh Government and Council policy supports the development of terrestrial renewable energy, including solar PV, on suitable sites. The council is constrained by the limited number of candidate sites for solar pv. This edge-of-settlement site is south facing and gently sloping.	Land to the south and west is urban, while that to the north is predominantly in grade 2, with a limited amount of grade 3b land.	The lower grade 3b land is in a narrow strip immediately north of Llanstadwell village. That immediately adjoining this site has been earmarked for a future housing development. So while there is no environmental constraint to moving the allocation, there is a land use one, as the adjoining land is required for another form of development.	Unless the solar PV allocation was to replace the proposed housing allocation, it would be difficult to direct the development to lower graded land.

**Llanteg /
Llanteglos**

The map opposite shows the constraint of BMV agricultural land (in green) adjoining the service village of Llanteg

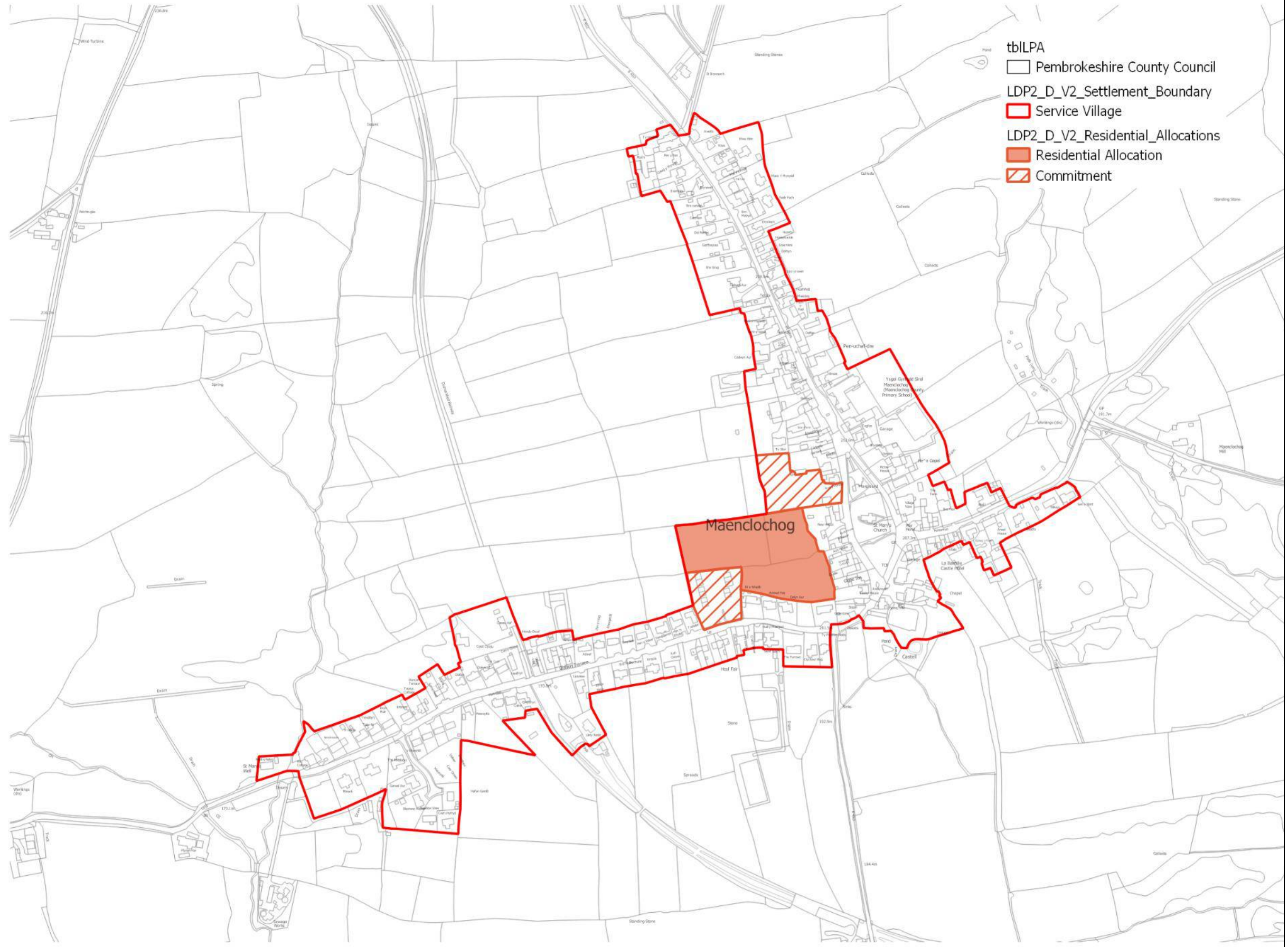
There are no housing allocations in Llanteg or Llanteglos.



Maenclochog

The map opposite shows there is no BMV agricultural land surrounding the service village of Maenclochog.

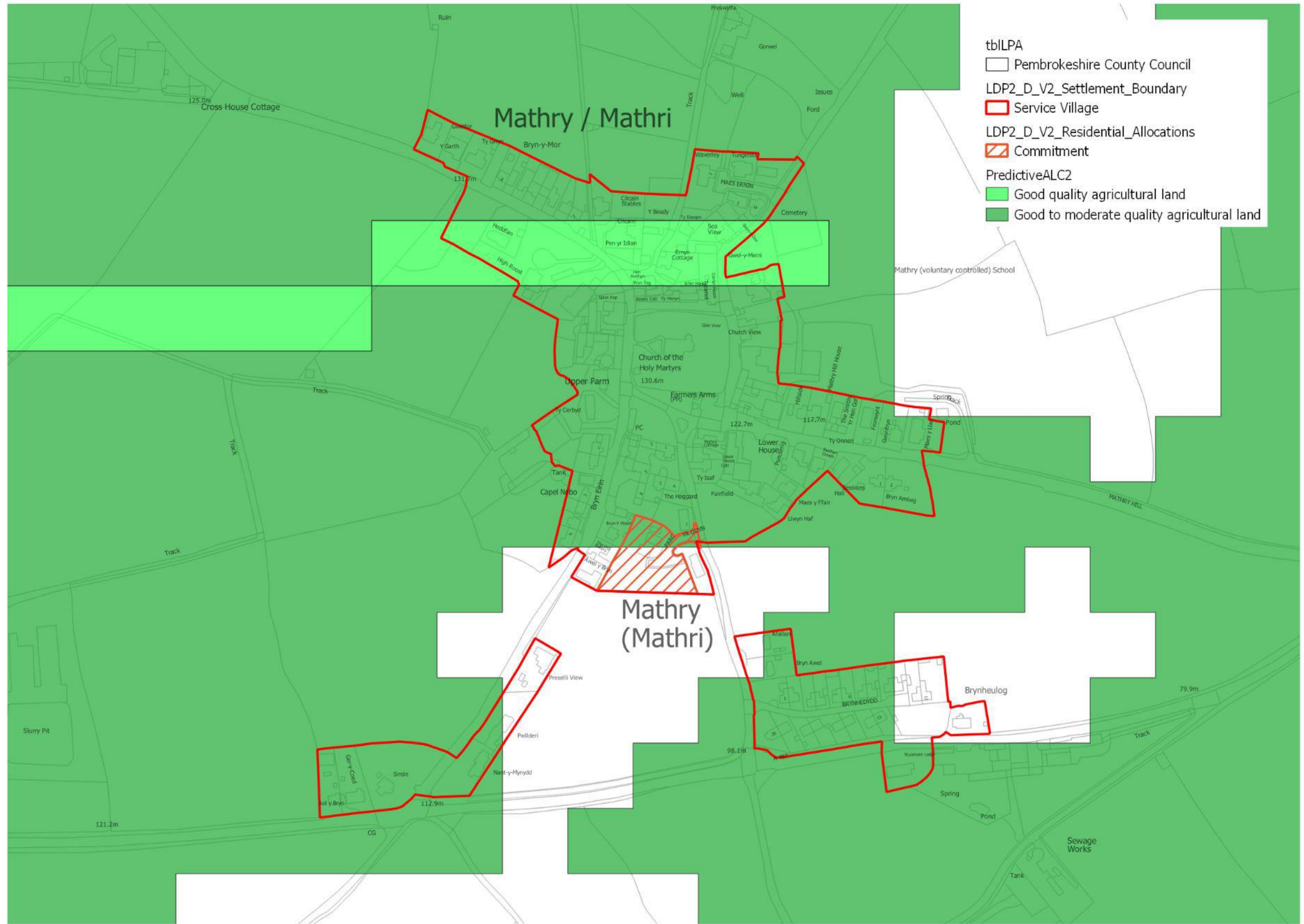
One housing allocation is made in Maenclochog which does not contain BMV agricultural land.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/081/L DP2/1 West of Globe Inn, Maencloch og	1.57	201	Grade 4 (76.4%) Urban (23.6%)	There is no best and most versatile agricultural land within this site.			

Mathry

The map below opposite the constraint of BMV agricultural land (in green) adjoining the service village of Mathry.

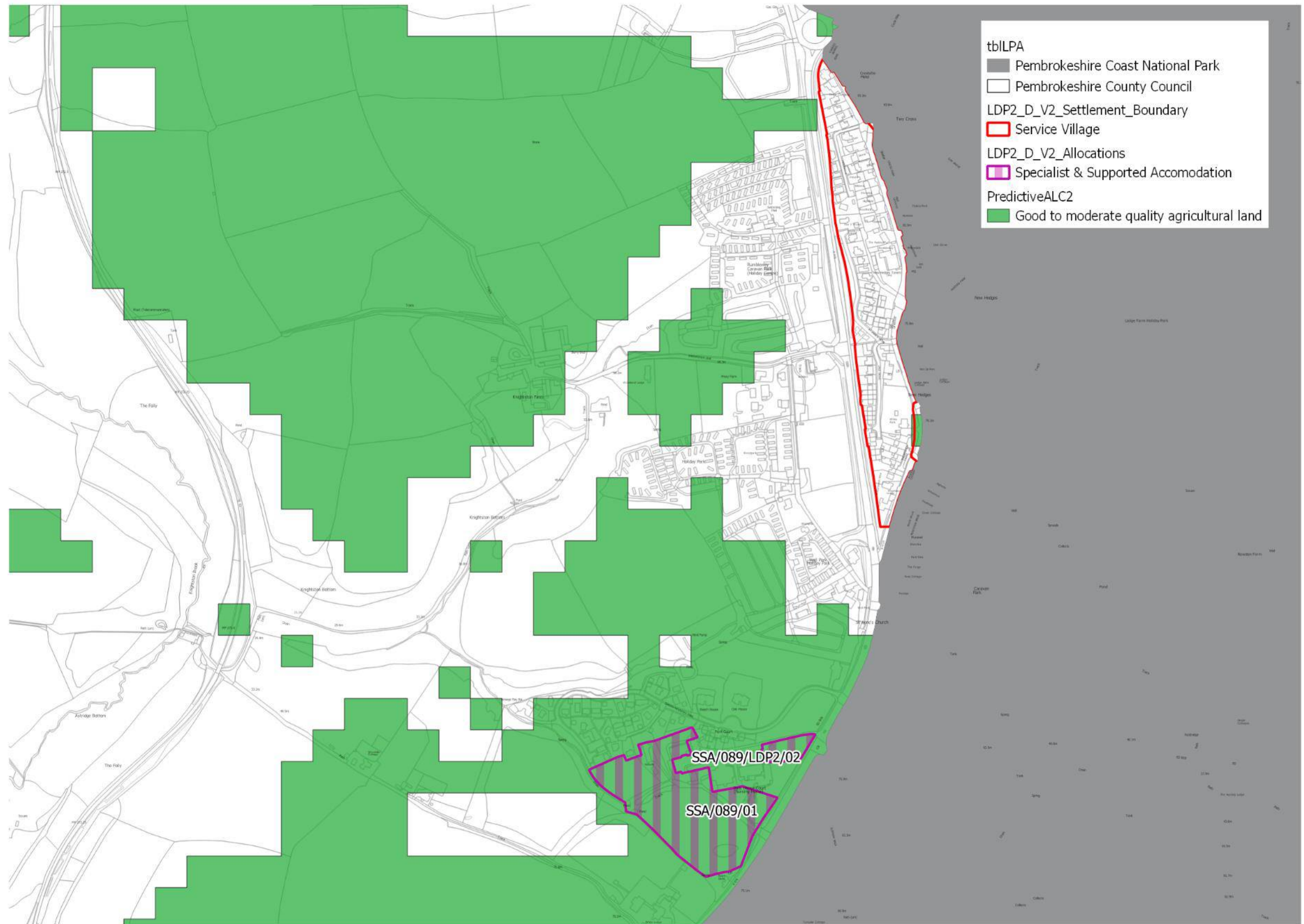


New Hedges

The map opposite shows the constraint of BMV agricultural land (in green) to the west of the service village of New Hedges. The Pembrokeshire Coast National Park boundary is adjacent to the settlement boundary to the east.

No housing allocations are made for New Hedges.

The Specialist Housing allocations. There is an overriding need for extra care facility for older persons and there is no alternative, lower grade agricultural land in the immediate vicinity of the site.

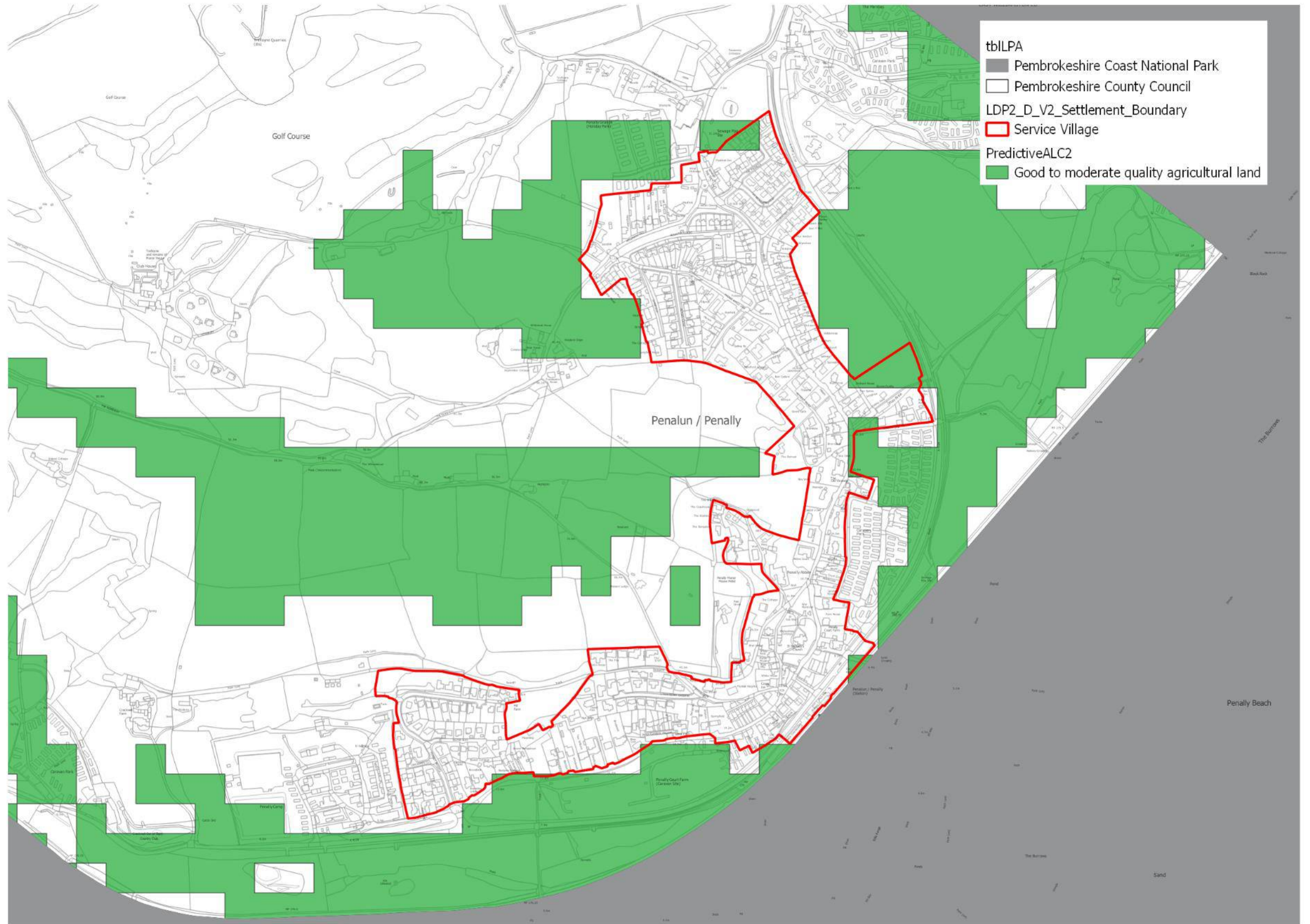


<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
SSA/089/01 Park House, Tenby – extra care facility for older persons	3.21	153 (plus a small part of 311)	Grade 3a (100%)	This site is one of four that PCC has allocated for specialist and supported accommodation in the Plan area. This particular allocation is for an extra care facility for older persons and responds to an identified need for such accommodation.	Most of the land in the immediate vicinity of this site is also grade 3a. There is urban land to the north at New Hedges and some more distant lower graded land to the north west and to the south east.	The land to the south east is in the Pembrokeshire Coast National Park, so both outside the planning jurisdiction of PCC and in an area designated for its landscape value. The land to the north west relates to the wooded stream valley of Knightston Brook and its tributaries.	There is no variation of grade within the site.
SSA/089/L DP2/02 Park House, Tenby –	0.25	154	Grade 3a (100%)	This site is one of four that PCC has allocated for specialist and supported accommodation	Most of the land in the immediate vicinity of this site is also grade 3a. There is urban land to the north at New	The land to the south east is in the Pembrokeshire Coast National Park, so both outside the	There is no variation of grade within the site.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
residential / nursing facility extension				in the Plan area. This particular allocation is for a residential / nursing facility extension and responds to an identified need for such accommodation. PCC is advised that the whole site is grade 3a.	Hedges and some more distant lower graded land to the north west and to the south east.	planning jurisdiction of PCC and in an area designated for its landscape value. The land to the north west relates to the wooded stream valley of Knightston Brook and its tributaries.	

Penally

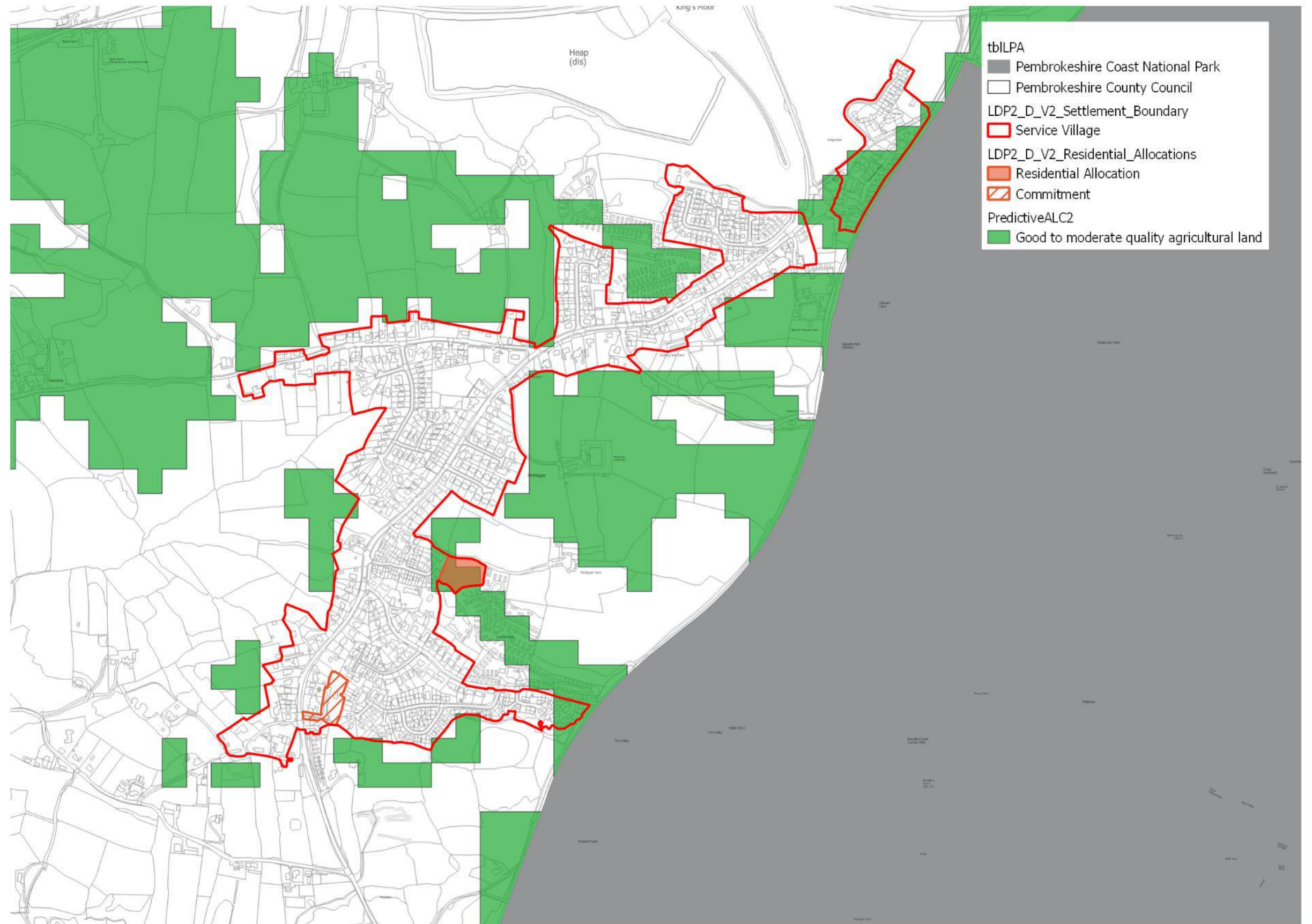
The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Penally. The Pembrokeshire Coast National Park boundary is shown in grey.



Pentlepoir

The map below shows the constraint of BMV agricultural land (in green) around the service village of Pentlepoir. The Pembrokeshire Coast National Park boundary is shown in grey.

One housing allocation is to the east of Pentlepoir where 76% of the land is grade 3a agricultural land value. A number of candidate sites were received for Pentlepoir, however, BMV agricultural land is a significant constraint surrounding Pentlepoir and taking account of all issues, on balance, the most appropriate site has been allocated.

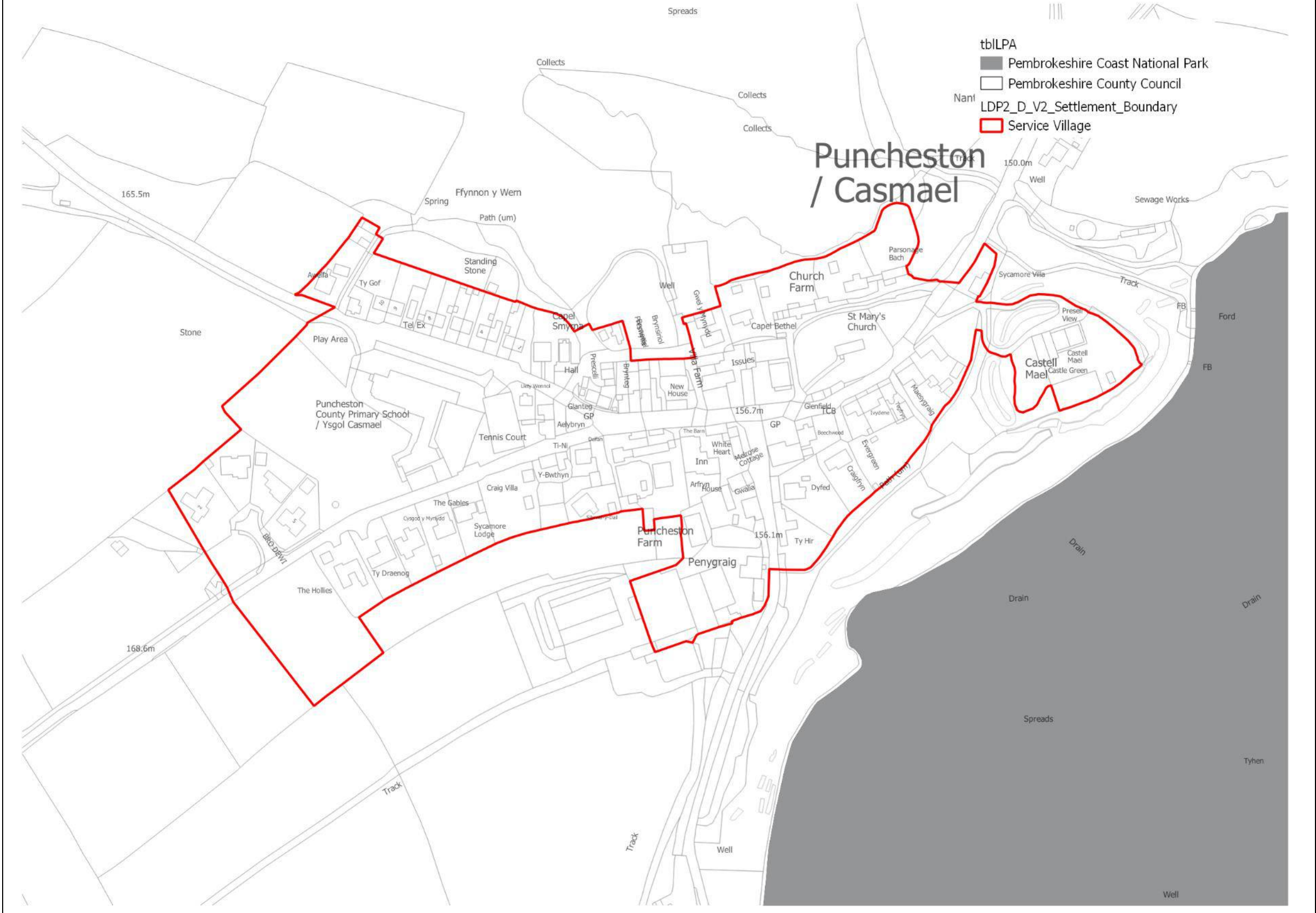


<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/099/L DP2/1 Land at Coppins Park, Pentlepoir	0.49	019	Grade 3a (75.9%) Grade 3b (23.8%) Urban (0.3%)	This site forms the allocated residential provision for the Service Village of Pentlepoir.	The land in the vicinity of this site is either urban or also in grades 3a and 3b.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, the grade 3a land provides access to the lower graded 3b land, most of the latter also relating less well to the settlement.	Access to the grade 3b land is via the grade 3a land, so sequentially it would be difficult to avoid developing the 3a land in advance of that in grade 3b.

Puncheston

The map opposite shows there is no BMV land (would be shown in green) surrounding the service village of Puncheston.

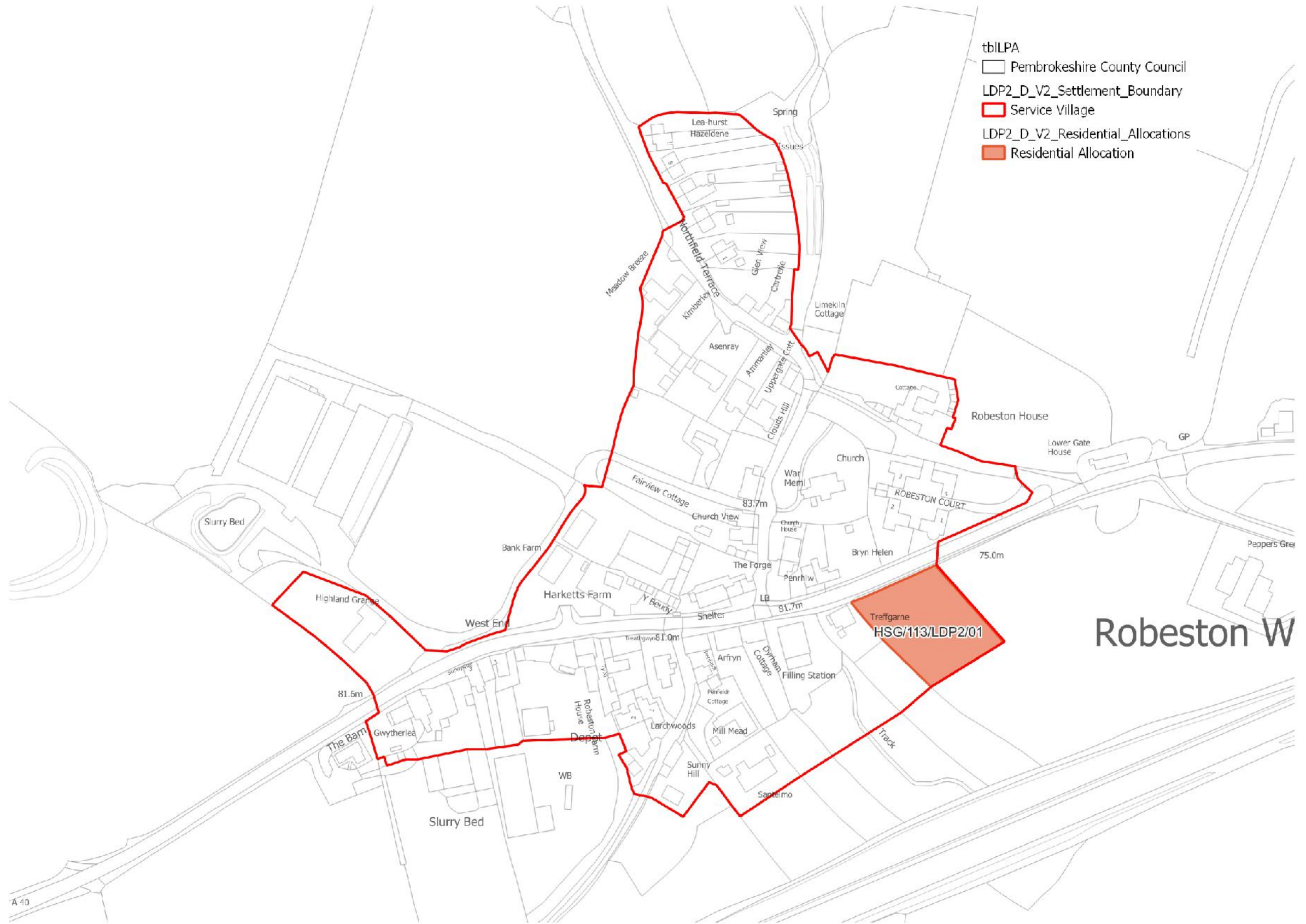
No housing allocations are made for Puncheston.



Robeston Wathen

The map opposite shows there is no BMV agricultural land (would be shown in green) surrounding the service village of Robeston Wathen.

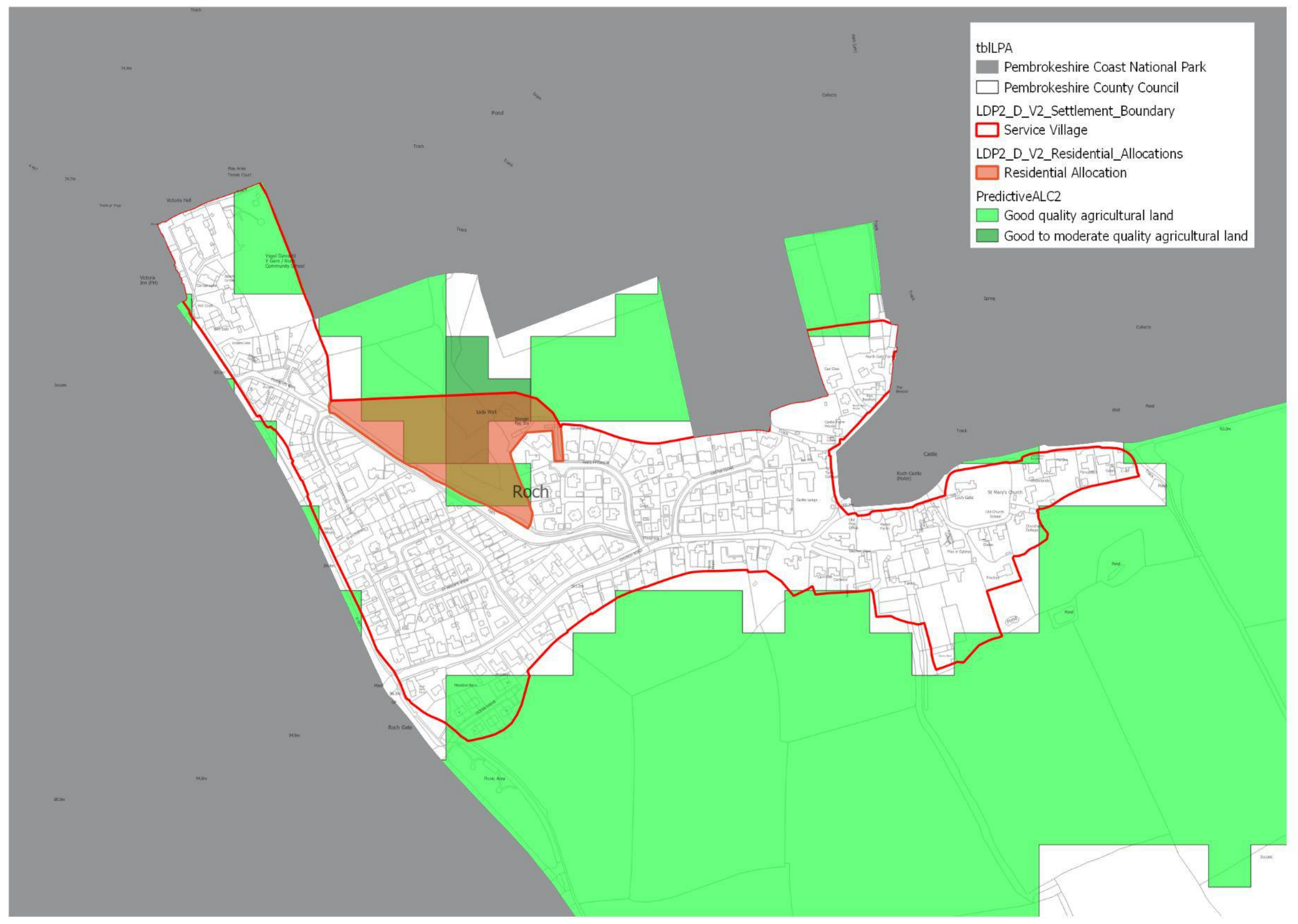
There is one allocation in Robeston Wather



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/113/L DP2/01	0.27	none	Grade 3b 99% Non-agriculture 1%	There is no best and most versatile agricultural land within this site.			

Roch

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Pentlepoir. The Pembrokeshire Coast National Park boundary is shown in grey. Other candidate sites for the village also contained high levels of BMV.

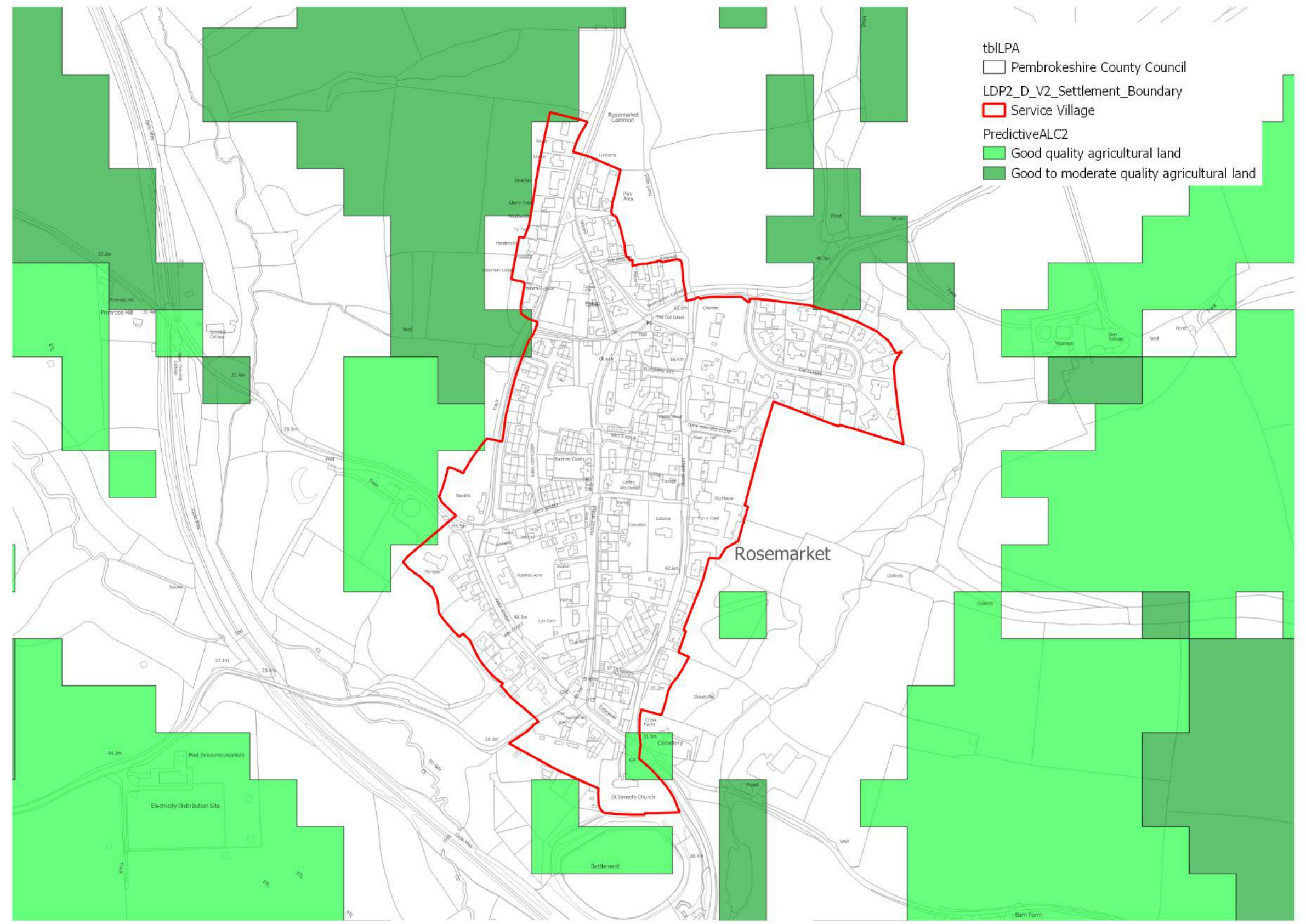


<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/114/L DP/01 East of Pilgrim's Way	2.19	Null	Grade 2(44.5%) Grade 3a (25.9%) Urban (29.7%)	This site forms the allocated residential provision for the Service Village of Roch.	The surrounding land is either BMV or part of Pembrokeshire Coast National Park, a separate planning authority.	No - there is very little available which is not BMV.	The central area of the site is BMV so would be very difficult to split in a development context.

Rosemarket

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Rosemarket.

No candidate sites were submitted for Rosemarket and there are no housing allocations for Rosemarket.

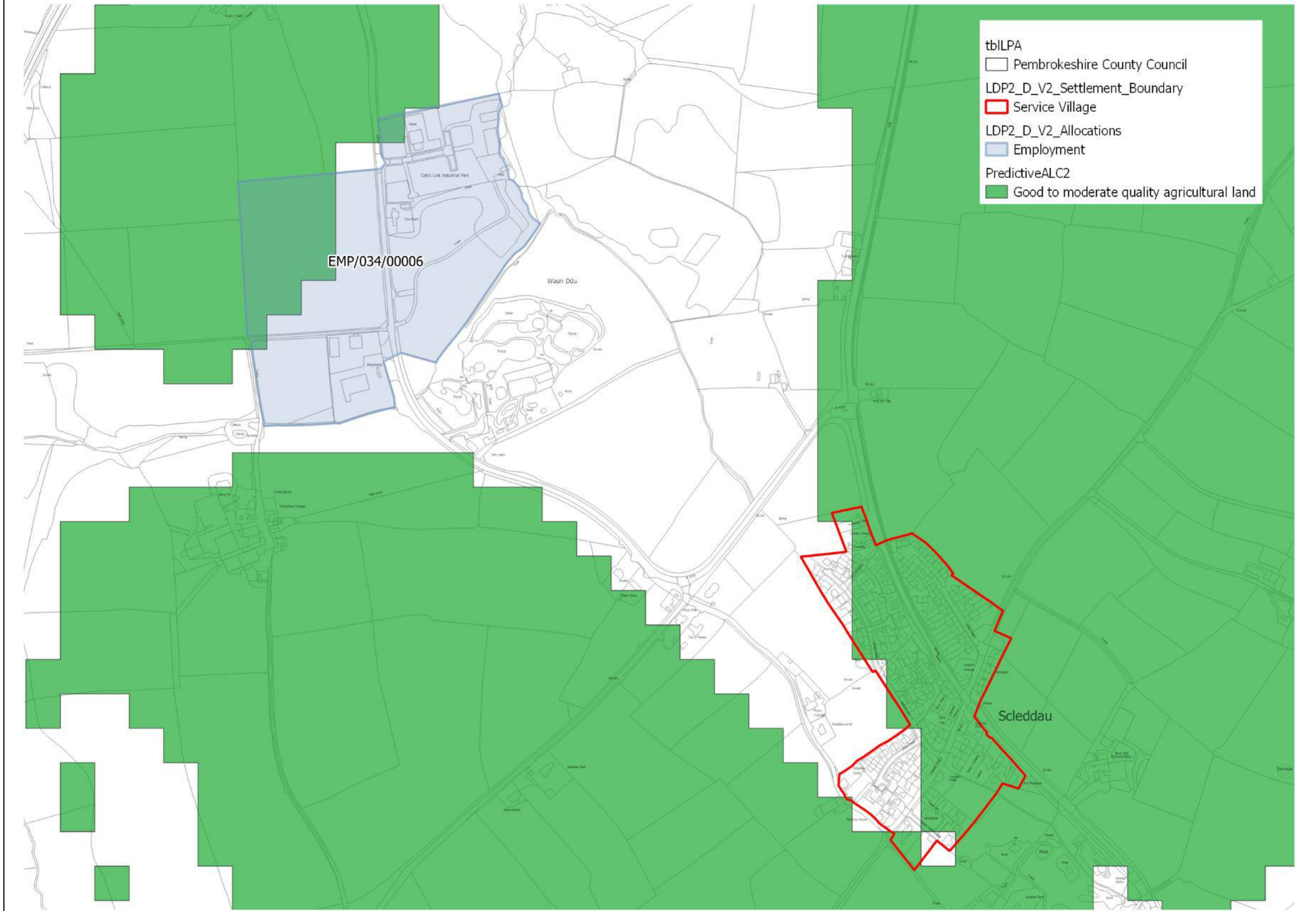


Scleddau

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Scleddau.

One candidate sites was submitted for Scleddau which was screened out primarily due to the Trunk Road constraint. There are no housing allocations for Scleddau.

Employment allocation is to the north west of Scleddau which is a partially developed local employment site, and serves the Fishguard and Goodwick area, including Fishguard Port. Fishguard Port is identified as a Strategic Gateway in Future Wales.

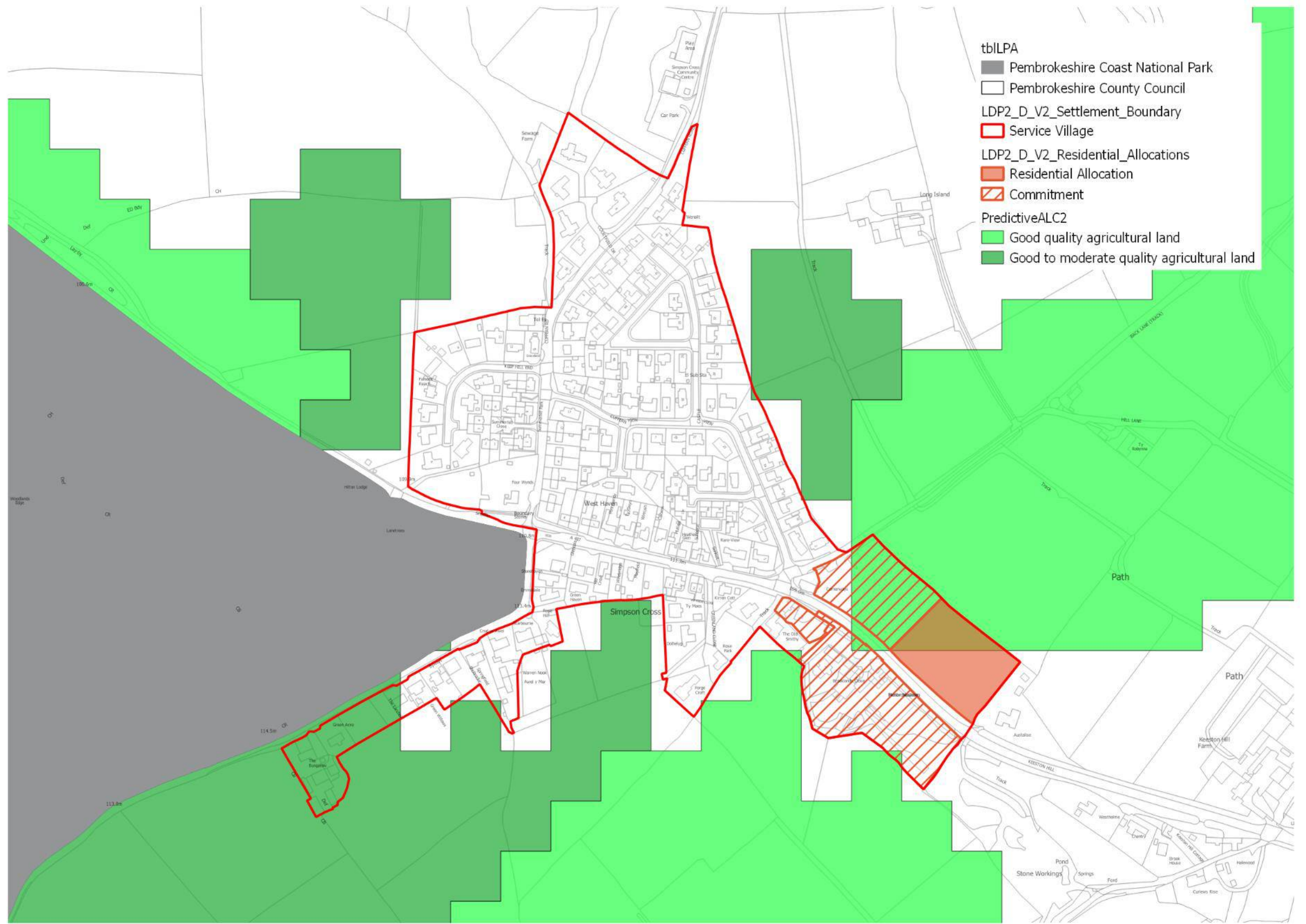


<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/034/00006 Celtic Link Business Park, near Scleddau	13.29	No Candidate Site	Grade 5 (79.4%) Grade 3a (20.6%)	This is a partially developed local employment site, which forms an element of the provision of employment sites serving the Fishguard and Goodwick area, including Fishguard Harbour.	Grades 3a and 5 dominate in this part of Pembrokeshire. There are some limited pockets of grade 3b and grade 4 land.	Just under 80% of this site is in grade 5. Areas of lower grade land outside the site area are sometimes in areas with environmental interest and at risk of flooding.	Most of the site is in grade 5 (just under 80%) and the residual is in grade 3a, which is the other dominant grading in this area.

Simpson Cross

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Simpson Cross.

Two candidate sites were submitted for Simpson Cross, both of which contained BMV agricultural land. There were no suitable alternative sites submitted and there is an overriding need to deliver housing in this sustainable service village location.



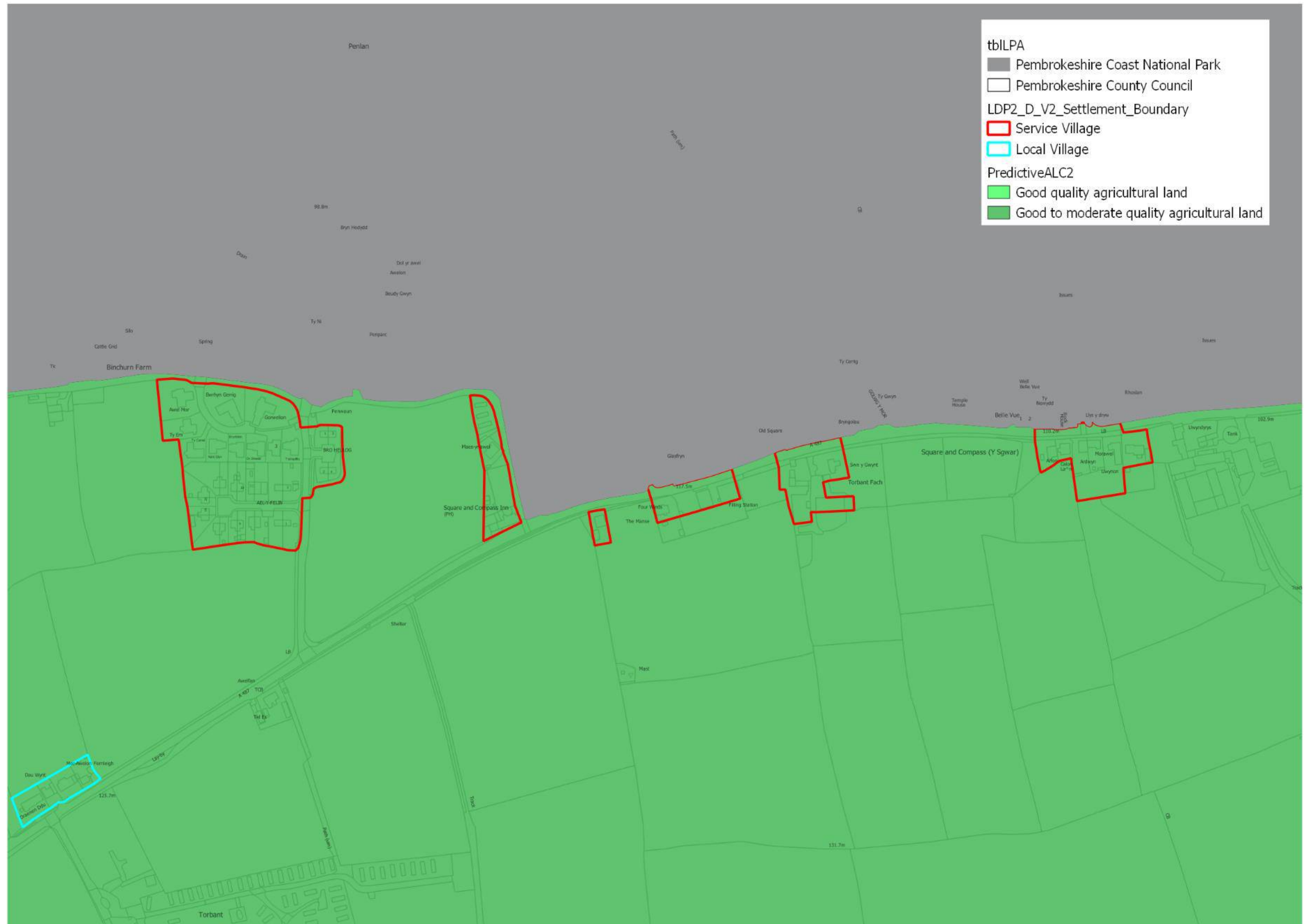
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/119/L DP2/1 Between Cornerways and Austalise	0.8	196	Grade 2 (37.3%) Grade 3b (51.4%) Urban (11.3%)	This site forms the allocated residential provision for the Service Village of Simpson Cross.	Land gradings in this general area are complex, with further urban and grade 2 land and also grade 3b land to the north and south-east.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it generally relates less well to the settlement.	Within the site, just over a third of the land is within grade 2. In a development context, it would be difficult to separate out the grade 2 and 3b elements.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/120/00018 North West of Wesley Way, Spittal	0.89	No Candidate Site	Grade 3a (67.9%) Urban (32.1%)	This site forms the allocated residential provision for the Service Village of Spittal.	Most of the land in the vicinity of this site is either in grade 3a or is urban. The nearest lower graded land (mostly grade 3b) lies to the south of the village.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it relates less well to the settlement.	The land within this site is either grade 3a or urban. In a development context, it would be difficult to separate out the grade 3a and urban elements.

Square & Compass

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Square and Compass.

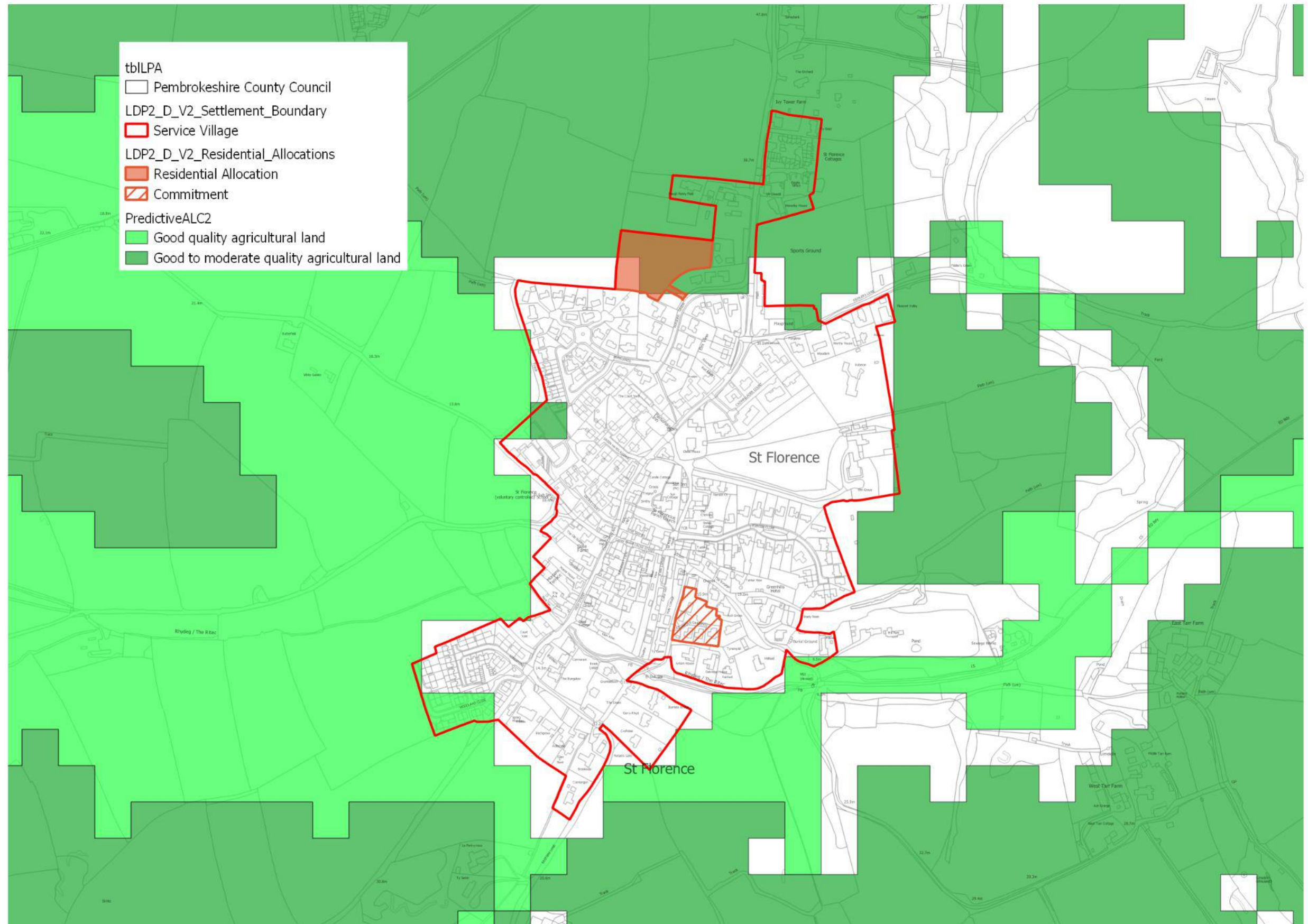
One candidate site was submitted for Square and Compass which was screened out as it was too small to allocate. There are no housing allocations for Square and Compass.



St Florence

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of St Florence.

A number of candidate sites were submitted for St Florence which all contained BMV agricultural land. One housing allocation is made which has 81% grade 3a agricultural land. There were no suitable alternative sites submitted and there is an over riding need to deliver housing in this sustainable service village location.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/123/L DP/01 North of Parsons Green, St Florence	0.88	125	Grade 3a (81.3%) Urban (18.8%)	This site forms the allocated residential provision for the Service Village of St. Florence.	Most of the land adjoining the site is either urban or in grade 3a. There is higher grade 2 land west of the village and some narrow corridors of grade 3b and lower land to the east, in a wooded stream corridor.	The woodland in the stream corridor is likely to be of local environmental interest. This area relates poorly to the settlement.	Grade 3a land dominates at this site. In a development context, it would be difficult to separate out the grade 3a and urban elements.

Summerhill

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Summerhill. The grey area is land within the Pembrokeshire Coast National Park and part of the settlement of Summerhill is within the National Park.

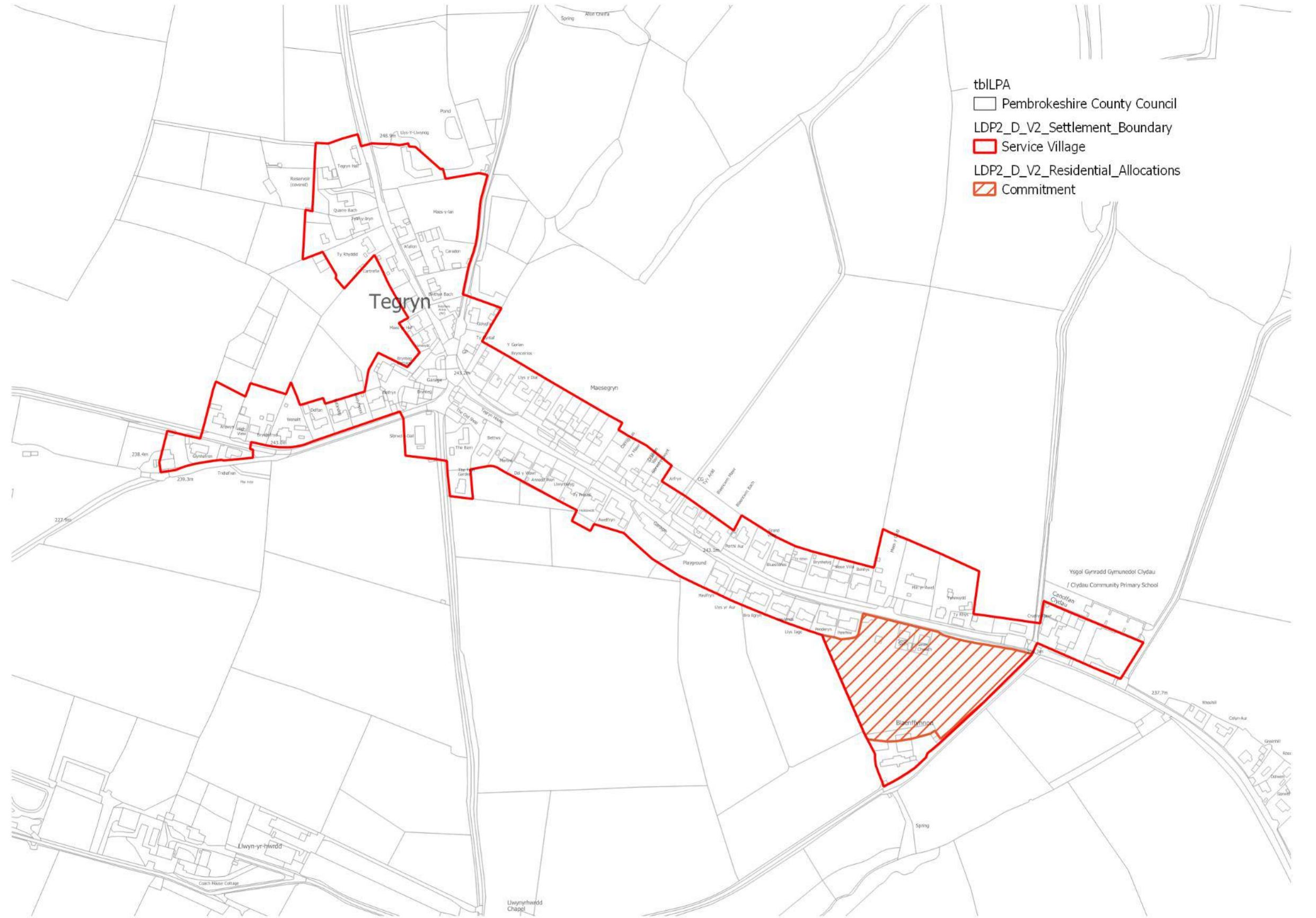
No candidate sites were submitted and there are no housing allocations for Summerhill.



Tegryn

The map opposite shows there is no BMV land (in green) surrounding the service village of Tegryn.

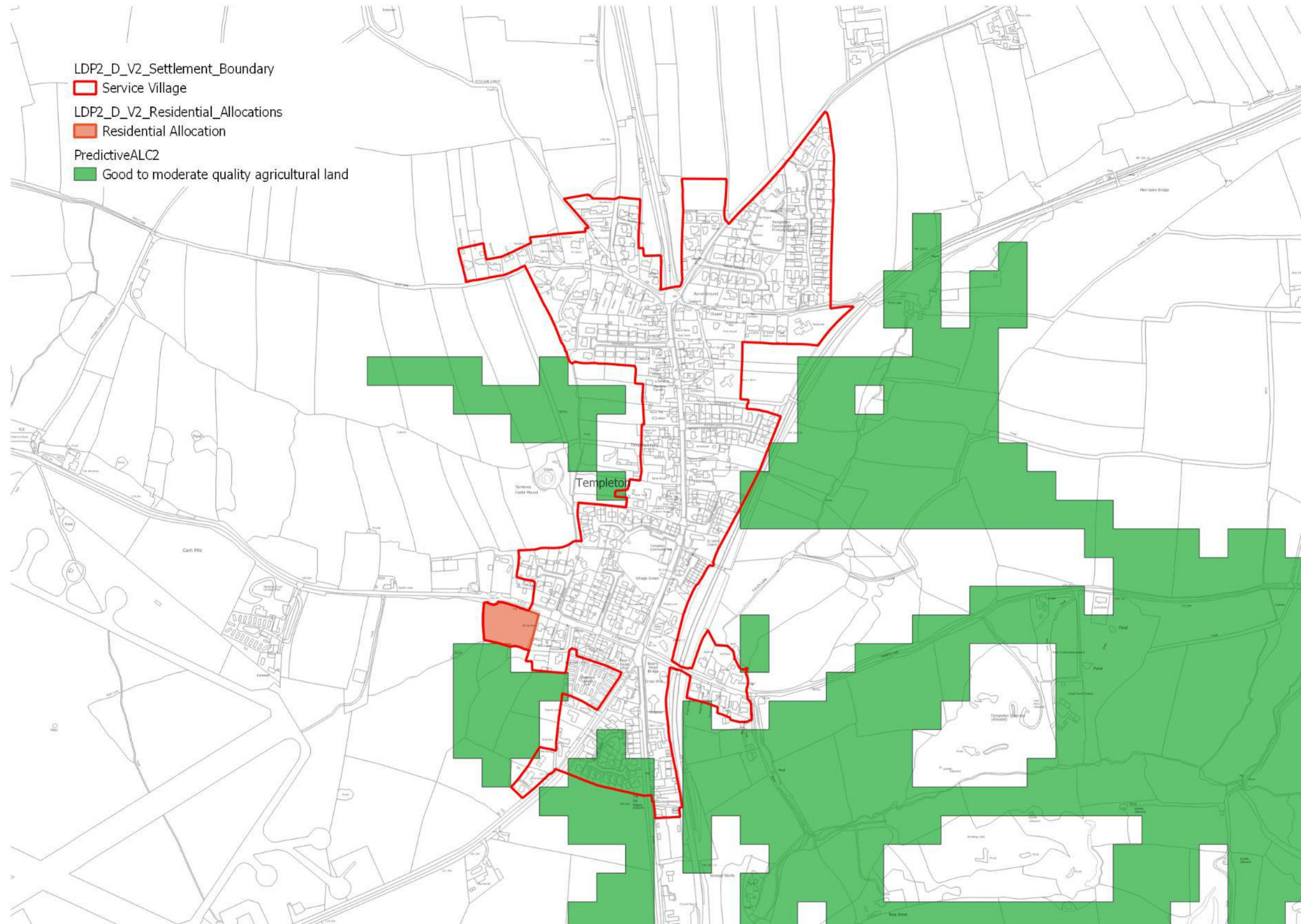
Candidate sites were received, however, no housing allocations have been made as there is an existing site within the settlement which provides an appropriate level of growth.



Templeton

The map opposite shows the constraint of BMV agricultural land (in green) around the service village of Templeton.

A number of candidate sites were received for the settlement, however, sites which did not contain BMV agricultural land were screened out due to highway constraints. The allocation site only has a very small element of BMV agricultural land.

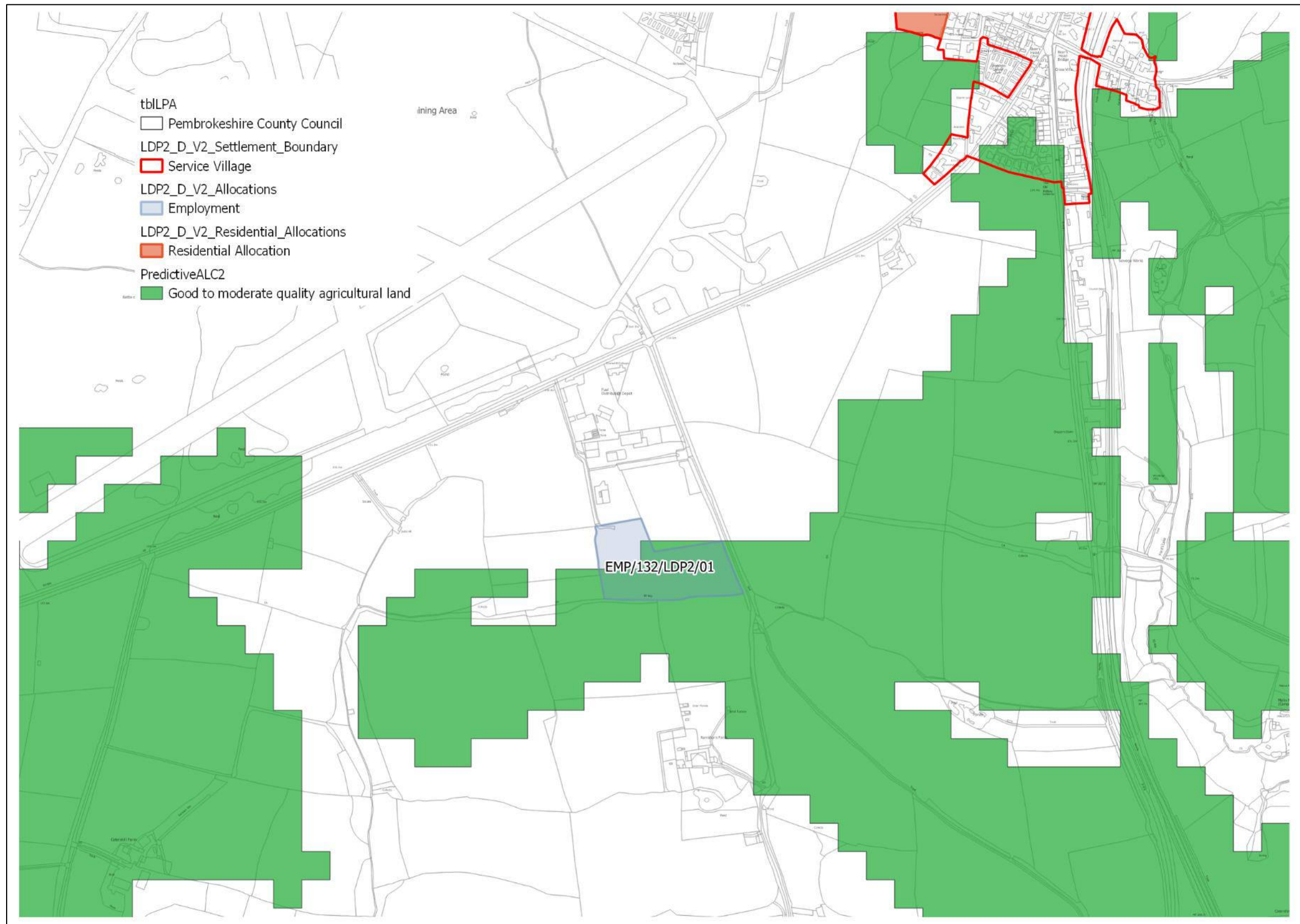


Housing allocation

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/132/L DP2/1 West of Kings Park Farm, Templeton	0.61	278	Grade 3a (0.9%) Grade 3b (53.2%) Urban (46%)	This site forms part of the allocated residential provision for the Service Village of Templeton.	The grade 3a element is very small. Most of the land in the vicinity of this site is also either urban or in grade 3b, with a block of grade 3a land to the south.	Most of the site is of lower agricultural grade.	Most of the site is either grade 3b or urban. The grade 3a element is less than 1% of the total. In a development context, it would be difficult to separate out the grade 3b and urban elements.

Employment allocation

One employment allocation is made to extend the cluster of existing employment sites on the edge of Templeton. The site contains an element of BMV, however, there are no suitable alternative sites.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/132/L DP2/01 South of K.P. Thomas and Sons, near Templeton	2.57	406	Grade 3a (73.6%) Grade 3b (26.4%)	This site will extend the small cluster of existing employment sites on the edge of Templeton Aerodrome, to the south west of Templeton village. It will provide a local opportunity for modest expansion of employment activities.	Just over a quarter of the site is in grade 3b. Most of the land in this general location is within agricultural grades 3a and 3b. This site relates best to the existing provision of employment land in the area. Alternative sites in the vicinity would probably give a similar mix of grade 3a and 3b land.	The land in this general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, some of it is in the safeguarded mineral resource area, the latter mostly being avoided by the allocated site.	Development could commence in the area covered by the grade 3b designation, but eventually would extend onto grade 3a land.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/135/L DP2/1 North of Bulford Road Bypass, Tiers Cross	0.28	085	Grade 3b (100%)	There is no best and most versatile agricultural land within this site.			

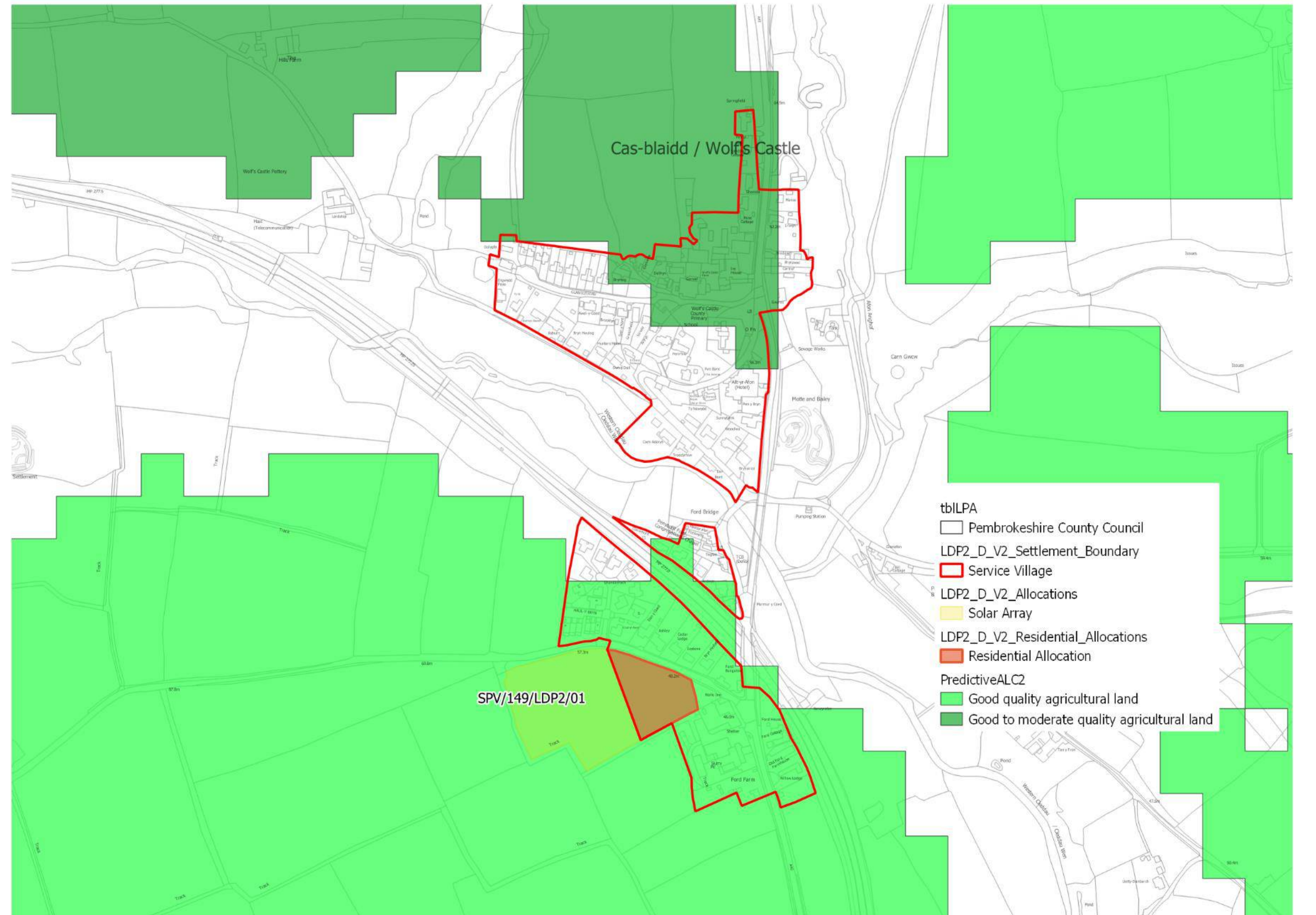
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development ?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross – older persons' care facility / people with learning disabilities	0.44	454, 455	Grade 3b (100%)	There is no best and most versatile agricultural land within this site.			

Wolfscastle

The map opposite shows the constraint of BMV agricultural land (in green) to the north and south of the service village of Wolfscastle.

One housing allocation is made in the service village.

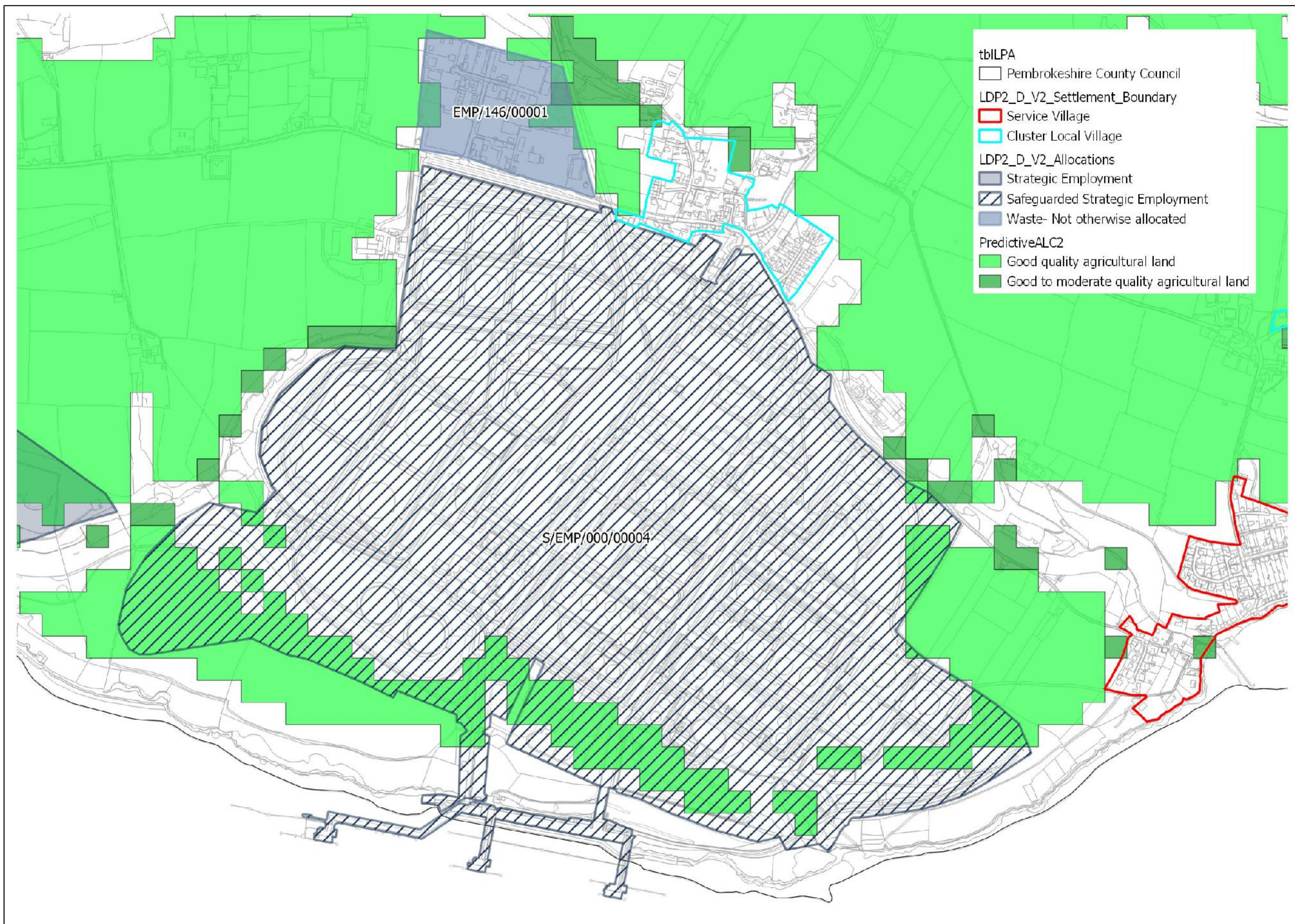
Land is allocated for a Solar Photovoltaic Array (Ref: SPV/149/LDP2/01)



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/149/L DP2/1 Land at Ford Farm, Wolfscastle	0.61	285	Grade 2 (100%)	This site forms part of the allocated residential provision for the Service Village of Wolfscastle.	Most lower grade land in the area is associated with wooded valley and is less well related to the existing settlement.	The valley floor is part of the flood risk zone. The river is part of the Cleddau Rivers special area of conservation. The village is also constrained by ancient woodland in the north east.	All The land in the allocation is Grade 2.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
SPV/149/LD P2/01 West of Ford Farm, Wolfscastle – Solar Photovoltaic Array	1.55	285	Grade 2 (100%)	Welsh Government and Council policy supports the development of terrestrial renewable energy, including solar PV, on suitable sites. The council is limited by the small number of candidate sites for solar pv received.	Lower grade land in the area would not be suitable for this allocation.	Lower grade land in the area has a greater environmental value.	There is no variation in grade in the site.

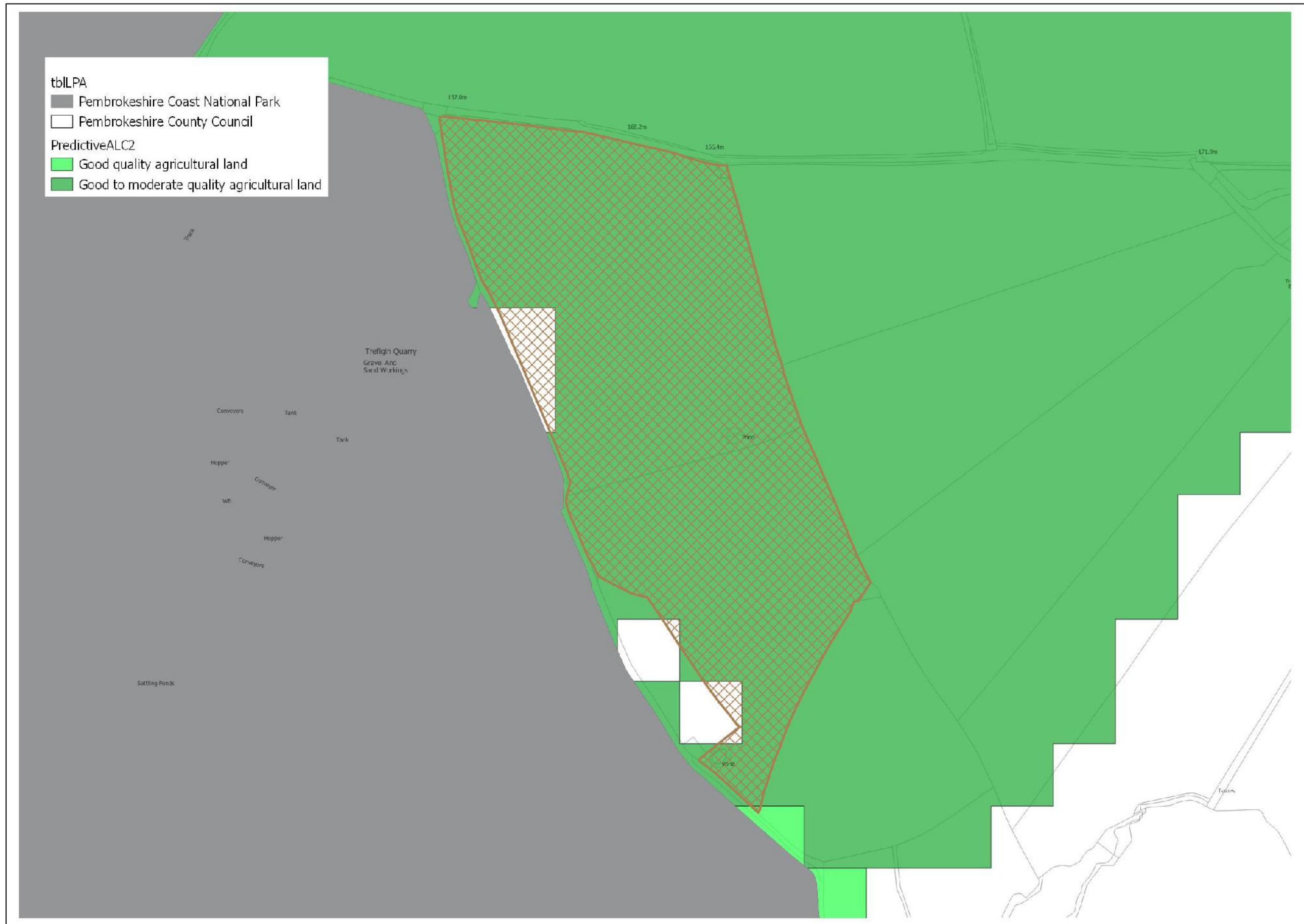
Waterston Allocations



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/000/00004 Waterston Tank Farm, Dragon LNG, Milford Haven	177.35	No Candidate Site	Urban (77.3%) Grade 2 (12.7%) Grade 3b (5.6%) Grade 4 (3.0%) Grade 5 (0.5%) Non-agricultural (1%)	This is an existing strategic industrial site adjacent to the Milford Haven Waterway. The site is safeguarded by LDP 2 to ensure future use for employment purposes.	Most of the land surrounding this site is in grade 2. Lower graded land is mainly along the Haven coastline.	The lower grade land is mostly adjacent to the Haven coastline and its development would risk harming an SAC / SSSI.	Most of the land is already in use and classified as Urban.

<p>EMP/146/00 001</p> <p>Waterston Industrial Estate Waste Managemen t Facilities</p>	<p>9.54</p>	<p>No Candidate Site</p>	<p>Urban (84.19%) Grade 2 (13.7%) Grade 3a (2.1%)</p>	<p>This is an existing site which has been allocated for its waste management facilities.</p>	<p>Most of the surrounding land is grade 2. Lower grade land is associated with a river valley to the north of the site. Aerial photos suggest that almost the entirety of the site has been developed.</p>	<p>Lower grade land is associated with wooded stream valley to the north with higher environmental value.</p>	<p>Most of the land is already in use and classified as Urban.</p>
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MN/000/002 Trefign Quarry extension



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
MN/000/002 Trefigin Quarry extension	9.30	497	Grade 3a (96.3%) Grade 3b (2.7%) Non-agricultural (1.0%)	The Regional Technical Statement for Aggregates, 2 nd Review, South Wales records a shortage of terrestrial sand and gravel sites in the West Wales sub-region. PCC is working collaboratively with Ceredigion and Carmarthenshire County Councils and the Pembrokeshire Coast National Park Authority to address this issue. The long term objective is to find new production sites, particularly for sand and gravel, while at the same time moving towards cessation of aggregates production in the PCNP. This particular allocation proposes the extension of a National Park sand and gravel quarry onto land outside the National Park.	Most of the land in this general area is in grade 3a, with small pockets of grade 3b land and larger extents of grade 2 land some distance to the south.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, there is not that much of it. The location of the existing quarry and positioning of the further sand and gravel resource area have influenced the choice of site to a significant extent.	There is little variation of grade within the site, with 96.3% being in grade 3a.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/136/00001 Former RNAD Site, Trecwn	21.22	No Candidate Site	Grade 3a (67%) Grade 3b (19.6%) Grade 4 (3.2%) Non-agricultural (10.2%)	This allocation relates to part of a former RNAD site. The allocation is at the bottom end of the site, where a number of extant buildings have been retained and could come back into use. 67% of the site is classified as grade 3a, with the remaining areas shown as grades 3b, 4 and non-agricultural. This site has potential to support activities at Fishguard Harbour and a rail link could be reinstated. Some of the land allocated as 3a lies over existing buildings – so appears to be incorrectly classified.	The upper parts of Trecwn valley, beyond the allocation, are mostly classified as non-agricultural. However, the higher graded land in the allocated area is the part of the wider Trecwn site that has been accorded somewhat higher agricultural grades. Below the site, the stream valley has lower or non-agricultural grades. The valley sides are heavily wooded.	The land below the Trecwn allocation is SSSI and also liable to flooding. The most obvious part of the Trecwn site to bring back into use is the part to which the allocation relates and on which there are extant, maintained, buildings.	There is some variation in grading on the valley floor, but a strategic development would be likely to require land from a range of grades, including some grade 3a land.

Summary statistics

Total number of sites assessed:	95
Number of sites where there is an element of best and most versatile agricultural land (grades 1, 2 and 3a):	65 (68.42%)
Number of sites where there is no element of best and most versatile agricultural land:	30 (31.58%)
Number of sites where 25% or more of the site area comprises best and most versatile agricultural land:	47 (49.47%)
Number of sites where 50% or more of the site area comprises best and most versatile agricultural land:	38 (40%)
Number of sites where 75% or more of the site area comprises best and most versatile agricultural land:	21 (22.11%)
Number of sites where the whole site comprises best and most versatile agricultural land:	4 (4.21%)

This information is presented graphically below:

