



**Pembrokeshire County Council Local Development Plan:
Habitats Regulations Appraisal**

Screening of Matters Arising Changes October 2012

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Introduction

The Council has produced a Schedule of Matters Arising Changes for public consultation following the LDP Examination. These changes have been screened to identify whether the change is significant and whether the change could result in significant effects on European Designated Sites. The screening process identified those Matters Arising Changes that needed to be reconsidered in order to further determine the potential for significant effects. This document sets out the screening process for each Matters Arising Change.

HRA Screening of Matters Arising Changes

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
Chapter 1: Introduction							
No Matters Arising Changes proposed in relation to this section.							
Chapter 2: Key Plans & Strategies affecting Pembrokeshire							
MAC 01	M	N/A	2.5	N/A	Amend paragraph 2.5 to read: "Additionally the Spatial Plan identifies medium-sized key settlements, these being Tenby in the Pembrokeshire Coast National Park, Narberth in Pembrokeshire, Whitland and St Clears in Carmarthenshire and Cardigan in Ceredigion . These have Service Centre, employment and tourism functions. Local Centres are identified at Saundersfoot (National Park), St Davids (National Park), Crymych (mainly within Pembrokeshire LDP but straddling the boundary with the National Park), Kilgetty, Newport (National Park) and Letterston in Pembrokeshire and Laugharne / Pendine and Newcastle Emlyn in Carmarthenshire."	Minor factual change, no further HRA required.	-
Chapter 3: Key Economic, Social and Environmental Trends and Issues							
MAC	S	N/A	3.7	N/A	Amend paragraph 3.7 to read:	Minor factual	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
02					<p>“The population of Pembrokeshire is forecast to grow during the plan period. Natural change is low, with deaths slightly outnumbering births but there is significant net immigration which is the main driver of the increasing population. Welsh Government population projections²¹ for Pembrokeshire excluding the National Park suggest that the population will grow from approximately 99,000 97,147 in 2011 to approximately 108,000 102,626 in 2021 - an increase of 9,000 5,479.”</p> <p><i>Amend footnote 21 to read:</i></p> <p>“²¹ 2008 population forecast, based on 2006 population estimates and adjusted to take account of 2010 release of population projections for PCNPA Welsh Government/Stats Wales 2008-based population projections for Local Authorities and National Parks, published May 2010.”</p>	change, no further SA/SEA required.	
MAC 03	M	N/A	3.24	N/A	<p><i>Amend paragraph 3.24 to read:</i></p> <p>“Milford Haven Port is the busiest port in Wales and the 3rd most important in the UK (Milford Haven Port Authority Annual Report 2009). With 25% of the country’s petrol and diesel requirements and up to 30% of its gas being handled at the port, Milford Haven is the Energy Capital of the UK (Milford Haven Port Authority Annual Report and Accounts 2008). During 2009, the port handled just over 59m gross tons of shipping which</p>	Minor change for clarification, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>amounted to over 39m tonnes of cargo. There are also important pipeline links from the Milford Haven ports into other parts of Wales and England. There are two Irish Sea ferry terminals in Pembrokeshire at Fishguard and Pembroke Dock providing important freight and passenger links to and from Ireland. While sea travel to and from Ireland is declining in terms of numbers of passengers there has been an increase in freight. This increase in freight has implications for the transport network. There is an airport in Haverfordwest which is primarily used for private flying, club flying, training and air ambulance and which offers the opportunity for significant economic growth. The Regional Transport Plan identifies Haverfordwest (Withybush) Airport as one of three small regional Airports in south west Wales. There could be modest expansion of ancillary facilities at the airport during the plan period, more significant growth in activity being constrained by the capacity / alignment of the runways and by the use of part of the airfield by the Pembrokeshire County Show each year.</p>		
MAC 04	M	N/A	3.29	N/A	<p><i>Amend paragraph 3.29 to read:</i></p> <p>“As well as habitats there are many important species present across the county as a whole, with otters, bats, dormice, farmland birds, Marsh Fritillary and Brown Hairstreak butterflies locally prevalent. Whilst the total area which is designated for biodiversity is 35.3 km² (3530 ha) or 3.4% of the land area, many species exist and migrate across the area as a whole</p>	Minor factual change, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					and beyond. The LDP plays an important role in enhancing biodiversity across the county as a whole and protecting designated sites and species and essential ecological connectivity 'corridors' for biodiversity from damaging development. Some habitats are important for their ground water dependent ecosystems, an issue picked up by the Water Framework Directive and the Revised Draft Water Resources Management Plan for Welsh Water 2014 2 , which identifies water resources as an issue for part of the County, but identifies proposed solutions."		
MAC 05	M	N/A	3.28	N/A	<i>Amend paragraph 3.28 to read:</i> "The predominance of designated sites in the County demonstrates its importance, internationally and nationally, across a rich diversity of habitats, including river, marine, lowland heaths and semi-natural oak woodland and some coastal and estuarine areas. These assets, including marine and terrestrial Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Nature Reserves (LNRs) and Wildlife Reserves need to be managed carefully for both local and national benefit and to safeguard the unique environment. New sites may be designated during the plan period through a consultation process with the Countryside Council for Wales (CCW). "	Minor factual change, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
Chapter 4: Vision and Objectives							
MAC 06	M	N/A	4.1	N/A	Amend paragraph 4.1 to read: “In considering how this Plan should tackle key issues affecting the county, identified in Chapter 2, 3, and guide and manage future development, it is important to have a clear vision and objectives for what the county should be like at the end of the plan period – 2021.”	Minor factual change, no further HRA required.	-
MAC 06A	S	N/A	Fig 2	N/A	Amend Figure 2 to read:	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no	-
					<ul style="list-style-type: none"> To be efficient in the use of resources and energy Criteria based policy requiring development proposals to minimise energy demand, improve efficiency and promote power generated from renewable resources.		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change				HRA Screening	HRA needed?
								Criteria based policy on sustainable design	further HRA required.	
MAC 06B	S	N/A	Fig 2	N/A	<i>Amend Figure 2 to read:</i>				Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
					<i>A Strong Rural and Urban Economy (2)</i>	<i>Building on the County's strategic location for energy and port related development (E)</i>	<ul style="list-style-type: none"> To ensure sufficient land is available for port and energy/renewable energy technologies both for research and for delivery in key sites on the 	<p>Allocated employment sites to enable energy related developments both for research and development on the Haven and in the Hub Towns.</p> <p>Criteria based policy supportive of port related development</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change				HRA Screening	HRA needed?
							<p>Haven and in the Hub Towns.</p> <ul style="list-style-type: none"> To improve connectivity across the County and particularly to the Hub Towns and Haven. 	<p>proposals. Requirements for future transport infrastructure improvements identified.</p>	<p>safeguarded transport routes from inappropriate development.</p>	
MAC 07	S	N/A	Fig 2	N/A	<p><i>Amend Figure 2 Sustainable Communities to read:</i></p>				<p>Minor change to clarify other changes</p>	<p>-</p>
					<p>Sustainable Communities (1)</p>	<p>Developing vibrant communities providing a</p>	<ul style="list-style-type: none"> To provide sufficient land to meet the housing needs 	<p>Land is identified within the Plan for 5600 5700 dwellings.</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change			HRA Screening	HR A needed?
					range and mix of homes and local services (D)	<p>arising within the County Council's planning area.</p> <ul style="list-style-type: none"> To provide housing which is affordable. 	<p>Criteria based policy establishing affordable housing targets. All development in Small Local Villages to be for affordable housing.</p>	<p>to provided of policies. at least a minimum of 1450-980 new affordable housing requirements are provided.</p>	
						<ul style="list-style-type: none"> To protect local culture and language. 	<p>Criteria based policy on the Welsh language</p>	<p>14. Development is sensitive to the needs of language sensitive communities in scale and nature</p>	
						<ul style="list-style-type: none"> To enable the provision of community facilities. 	<p>Identified allocations for community facilities. Criteria based policy to</p>	<p>15. Existing community facilities are protected and provision</p>	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change				HRA Screening	HRA needed?
								protect and provide community facilities.	enhanced	
MAC 08	M	N/A	Fig 2	N/A	<i>Amend Figure 2 Environment to read:</i>				Minor factual change, no further SA/SEA required.	-
					Environment (4)	Delivering design excellence and environmental quality (B) and Protecting and enhancing the natural and built environment (J)	<ul style="list-style-type: none"> ▪ To protect and enhance the natural environment, particularly designated nature sites and protected species and habitats across the plan area. 	<p>Identified designated nature sites on the Proposals Maps.</p> <p>Identified green wedges on the Proposals Maps</p> <p>Criteria policy protecting landscape, biodiversity and habitats.</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change			HRA Screening	HRA needed?
								enhances biodiversity	
						<ul style="list-style-type: none"> ▪ To manage waste sustainably. 	<p>Criteria-based policies for assessment of waste management proposals.</p> <p>Allocations for new waste facilities.</p> <p>Criteria policy on use of recycled and secondary aggregates</p> <p>Criteria policy on recovery and re-use of waste."</p>	18. Waste facilities to meet the County's requirements.	
						<ul style="list-style-type: none"> ▪ To conserve 	Criteria based	19. A flourishing	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change			HRA Screening	HRA needed?	
							and enhance the historic environment. <ul style="list-style-type: none"> To achieve good sustainable design. 	policy approach to assess development proposals which would impact on the historic and built environment. High quality sustainable design policy.	historic and built environment. 20. High quality sustainable design.	
Chapter 5: LDP Strategy										
MAC 09	S	N/A	5.2	N/A	<i>Amend paragraph 5.2 to read:</i> "The strategy focuses on enabling development in accordance with the objectives and sub-objectives established in Figure 2 Chapter 4: It includes a settlement strategy that aims to achieve a balanced distribution of new development between urban and rural Pembrokeshire. Within the rural area, growth is focused on those settlements with a good level of service provision. It is anticipated that 60% of housing will be built in the urban areas and 40% in the rural areas " ⁴² "			Significant change requires HRA. See separate HRA of Matters Arising	Yes	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<i>New footnote 42 to read:</i> “ ⁴² Appendix 3 provides further information. ”	Changes.	
MAC 10	M	SP 1	N/A	N/A	<i>Amend wording after policy text to read:</i> "All key issues apply. This strategic policy will contribute towards achieving Objective(s): A, B, C, D and J. The following General Policies provide more detailed guidance on this strategic policy: GN1 – GN4, GN33 – GN37."	Minor factual change, no further HRA required.	-
MAC 11	M	SP 2	5.9	N/A	<i>Amend paragraph 5.9 to read:</i> “Milford Haven Port (which incorporates the dock areas at both Milford Haven and Pembroke Dock) provide internationally important and scarce deep-water port facilities in a sheltered location. At Fishguard Harbour (Goodwick) and Milford Haven Port improvements to facilities and infrastructure will benefit the local and national economy and will confer benefits on other countries, particularly the Republic of Ireland. These areas have been spatially defined on the Proposals Maps. The spatial area defined recognises those areas that are most suitable for these forms of development, but the policy is not intended to protect such areas exclusively for such development. Individual proposals	Minor factual change, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					coming forward under policy SP2 will require project level Habitats Regulation Assessment to consider their likely significant effects on the features of the SAC. The seaward limit of planning control is normally the mean low water mark (at Pembroke Dock it is the mid-channel mark). Development proposals below this mark (or beyond the mid-channel mark at Pembroke Dock) are outside the scope of the planning system, being regulated under the provisions of other legislation.”		
MAC 12	M	SP 2	5.10	N/A	<p><i>Amend paragraph 5.10 to read:</i></p> <p>“Milford Haven Port already hosts major energy-related installations and infrastructure and there is potential to further develop this role. It also provides a ferry terminal, at Pembroke Dock, providing freight and passenger connections to the Republic of Ireland. As well as the ferry terminal, there are also extensive areas of employment land at Pembroke Dockyard, together with smaller areas used for other purposes. Within Pembroke Dockyard, discrete areas of land are available for re-use for employment and/or port-related purposes. Additionally, re-configuration of areas currently in use may be proposed in conjunction with transformative development proposals. At Milford Dock, current land uses include employment, leisure, marina, residential, retail, berthing for fishing vessels and port-related engineering. Further land in this area is available for re-</p>	Minor factual change, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?															
					use and there is a possibility that, as at Pembroke Dockyard, re-configuration of areas currently in use may be proposed in conjunction with transformative development proposals.”																	
MAC 13	S	SP 3	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“ Land is provided for the development of 173 hectares of employment land on a mix of strategic and local employment sites. Strategic employment sites are identified at the following locations:</p> <table border="1"> <thead> <tr> <th>Site Name</th> <th>Site Reference</th> <th>Site Size</th> </tr> </thead> <tbody> <tr> <td>Blackbridge, Milford Haven</td> <td>S/EMP/086/LDP/01</td> <td>33.45ha</td> </tr> <tr> <td>Pembrokeshire Science and Technology Park, Pembroke Dock</td> <td>S/EMP/096/00001</td> <td>22.38ha</td> </tr> <tr> <td>Withybush Business Park, Haverfordwest</td> <td>S/EMP/040/00001</td> <td>20.61ha</td> </tr> <tr> <td>Trecwn</td> <td>S/EMP/136/0001</td> <td>21.11ha</td> </tr> </tbody> </table>	Site Name	Site Reference	Site Size	Blackbridge, Milford Haven	S/EMP/086/LDP/01	33.45ha	Pembrokeshire Science and Technology Park, Pembroke Dock	S/EMP/096/00001	22.38ha	Withybush Business Park, Haverfordwest	S/EMP/040/00001	20.61ha	Trecwn	S/EMP/136/0001	21.11ha	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
Site Name	Site Reference	Site Size																				
Blackbridge, Milford Haven	S/EMP/086/LDP/01	33.45ha																				
Pembrokeshire Science and Technology Park, Pembroke Dock	S/EMP/096/00001	22.38ha																				
Withybush Business Park, Haverfordwest	S/EMP/040/00001	20.61ha																				
Trecwn	S/EMP/136/0001	21.11ha																				

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					The specified uses are those that will be permitted on the listed sites. Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses)."		
MAC 14	M	SP 3	5.17	N/A	<i>Amend paragraph 5.17 to read:</i> "Policy GN36 will be particularly relevant to the delivery of strategic employment sites, to ensure the avoidance of significant adverse impact through the maintenance and enhancement of protected and priority species, their habitats and designated sites. Policy GN 36 also sets out a requirement for mitigation provisions in appropriate cases."	Minor factual change, no further HRA required	-
MAC 15	S	SP 5	N/A	N/A	<i>Amend policy to read:</i> "Proposals for development relating to the visitor economy will be supported provided that they are in sustainable locations, contribute to the diversity and quality of accommodation and attractions, enhance respect and protect the environment, and benefit local communities."	Significant change requires HRA.	Yes.
MAC 16	S	SP 6	5.31	N/A	<i>Amend paragraph 5.31 to read:</i> "Based on an 'in principle' agreement between the Council and the National Park Authority, a Pembrokeshire-wide reserve provides for a	Minor factual change,	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					combined landbank for hard rock of 47.4 36.47 years and for sand and gravel of 15.4 17.86 years at 2008- 2012 , with 34.40 28.82 years of hard rock supply and 2.42 8.36 years of sand and gravel available at 2021.”	no further HRA required.	
MAC 17	M	SP 6	N/A	N/A	<i>Amend footnote 46 to read:</i> “ ⁴⁶ Mineral Landbank Calculations (based on December 2008 data) Summary Statement for Pembrokeshire County Council – Update, July 2012. ”	Change to supporting text to provide clarity, no further HRA required.	-
MAC 18	S	SP 6	5.34	N/A	<i>Amend paragraph 5.34 to read:</i> “The minerals industry has not give an indication of its preference for future sand and gravel production sites within the plan area and in that context, neither sand and gravel working allocations nor identification of Preferred Areas for future working are appropriate for this plan. Instead, an Area of Search is identified for future sand and gravel working, which is the safeguarded sand and gravel resource area. This forms an element of the safeguarded mineral resource shown on the Proposals Map. The safeguarded sand and gravel resource will be identified separately from ”	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					other elements of the safeguarded mineral resource in the Supplementary Planning Guidance on minerals safeguarding buffer zones.”		
MAC 19	S	SP 6	5.35	N/A	<p><i>Amend paragraph 5.35 to read:</i></p> <p>“ Further discussions will now take place within the region between Local Planning Authorities and with minerals operators to identify the best potential locations for future sand and gravel working in Pembrokeshire and south west Wales. These will examine the nature and extent of potential alternative supplies, including opportunities to use recycled secondary products. The LDP therefore presents an interim position on minerals production, particularly in relation to sand and gravel. The Council is committed to maintaining the momentum towards the eventual cessation of minerals production in the Pembrokeshire Coast National Park and will work collaboratively to help resolve this issue, while recognising that full achievement will only be reached once existing consented quarries in the National Park are worked out or production ceases for other reasons. Should any shortfall in the reserve be revealed through annual monitoring, planning applications in the Areas of Search will be assessed against Policy GN 24.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 20	S	SP 7	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Provision is made for approximately 7,250 7,521 dwellings in the plan period, to enable delivery of 5,700 5,724 dwellings.”</p>	Change to policy to provide	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						clarity, no further HRA required.	
MAC 21	S	SP 7	5.38	N/A	<p><i>Amend paragraph 5.38 to read:</i></p> <p>“Sufficient residential land is made available to meet the future needs of communities for both market and affordable housing. On the basis of sites allocated for housing under Policy GN 28, as well as completions, units under construction and allowances for windfall sites, small sites, conversions, demolitions and bringing empty properties back into beneficial use, the Plan makes provision for 7,521248 dwellings. This allows for 1,797524 dwellings more than the 5,724 units required, to allow for choice, flexibility and renewal of the existing housing stock and for non-take up of sites. The scale of housing land provision is based on an anticipated growth in population of approximately 9,000. Detailed analysis in relation to the housing requirement is set out in the Scale and Location of Growth ADDENDUM 2011 background paper which draws on population and household estimates prepared by Welsh Government and the County Council. A summary of the housing requirement and supply is attached at appendix 3, with further site specific guidance included in the accompanying Supplementary Planning Guidance (SPG) on Development Sites.”</p>	Change to policy to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 22	S	SP 8	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Approximately At least 1,450 980 new affordable dwellings will be provided.</p> <p>Linked key issues: Sustainable Communities</p> <p>This strategic policy will contribute towards achieving Objective(s): D</p> <p>The following General Policies provide more detailed guidance on this strategic policy: GN.28, GN29 and GN30”</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
MAC 23	S	SP 8	5.40	N/A	<p><i>Amend paragraph 5.40 to read:</i></p> <p>“The need for affordable housing in Pembrokeshire is acute across the whole county and is informed by the Common Housing Register, the Pembrokeshire Local Housing Market Assessment (2007) (2012) and the Pembrokeshire Housing Strategy. In January 2010 there were 2,427</p>	Minor factual change, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					households in need of affordable housing. The LHMA identified an annual shortfall of 4406-1656 affordable homes over 10 years to meet accumulated historical under provision. A detailed critique of the flaws in the LHMA methodology, which is considered to result in gross over assessment of the scale of need by duplicate counting and an alternative methodology to derive the scale of need are included in the supplementary background paper 'Statement of Housing Need, 2011'."	required.	
MAC 24	S	SP 8	5.4 2	N/A	<p><i>Amend paragraph 5.42 to read:</i></p> <p>"The affordable housing target comprises a realistic assessment of how many affordable homes will be developed over the plan period to meet newly arising need and to contribute to existing identified need. The target provides for affordable homes delivered through various means, including:</p> <ul style="list-style-type: none"> • The use of Social Housing Grant (SHG); • Planning obligations negotiated as part of all residential developments; • On sites developed by social housing providers; and • On exception sites. <p>• Planning obligations negotiated as part of all residential developments - approximately 476 dwellings;</p> <p>• On sites developed by Registered Social Landlords –</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>approximately 401 dwellings;</p> <p>• Other sources, including exception sites and self-build affordable housing – approximately 105 dwellings.”</p>		
MAC 25	M	SP8	5.4 2	N/A	<p>Delete footnote 56 to read:</p> <p>“⁵⁶ in compliance with PPW (Edition 4 2010), paragraph 9.2.16”</p>	Minor factual change, no further HRA required	-
MAC 26	S	SP 8	5.4 3	N/A	<p>Amend paragraph 5.43 to read:</p> <p>“The County Council has undertaken viability appraisals to establish appropriate thresholds and indicative (percentage) targets for developer provision of affordable housing on allocated sites. These demonstrate that it is usually viable for affordable homes to be provided on site and targets between up to 5% and 25% have been set on sites of 5 units or more it is usually viable for between 20% and 30% of a housing development to be for affordable homes.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 27	M	SP 11	5.5 1	N/A	<p>Amend paragraph 5.51 to read:</p> <p>“The RWP suggests that the total area of land required in South West</p>	Change to	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					Wales for new inbuilding facilities ranges from 60 hectares to 85.2 hectares (depending on the option chosen) and an Appendix to that document lists sites in each Unitary Authority area (including Pembrokeshire) where this might potentially happen (these being major industry sites and some other sites where Use Class B2 might be accepted). This Plan provides an update on sites with potential for this type of use. The RWP makes it clear that a surplus of land is available for accommodation of even the highest estimate of the land requirement for new waste management facilities in the region. The LDP provides a choice of potentially suitable sites for various waste management activities and will rely on the market to make choices over whether to locate within the Plan area or elsewhere within the region. The sites allocated by policy GN.39 plus the available Class B2 land within the B2 sites listed in the same policy meet the Regional Waste Plan's requirements for the Plan area.	supporting text to provide clarity, no further HRA required.	
MAC 28	M	N/A	5.55	N/A	<i>Amend paragraph 5.55 to read:</i> "The settlement strategy aims to distribute new development equitably appropriately across rural and urban areas, using a settlement hierarchy that incorporates the principles of the Wales Spatial Plan. The settlement strategy aims to direct housing, employment and services to locations where people already live and work, in line with the Wales Spatial Plan and the settlement hierarchy."	Change to supporting text to provide clarity, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?																								
						required.																									
MAC 29	M	SP 12	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>1. Hub Towns</p> <p>4a-Haven Hub Haverfordwest Milford Haven Pembroke Dock Pembroke Neyland</p> <p>4b-North Pembrokeshire Hub Fishguard Goodwick</p>	Minor factual change, no further HRA required	-																								
MAC 30	M	SP 12	5.6 1	N/A	<p><i>Amend paragraph 5.61 table to read:</i></p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Haven Hub Towns</th> <th>Fishguard and Goodwick Hub</th> <th>Narberth</th> <th>Service Centres</th> <th>Service Villages</th> </tr> </thead> <tbody> <tr> <td>Housing Allocations</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Windfall market housing</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> <tr> <td>Local need affordable housing</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> </tr> </tbody> </table>	Policy	Haven Hub Towns	Fishguard and Goodwick Hub	Narberth	Service Centres	Service Villages	Housing Allocations	✓	✓	✓	✓	✓	Windfall market housing	✓	✓	✓	✓	✓	Local need affordable housing	✓	✓	✓	✓	✓	Minor factual change, no further HRA required.	-
Policy	Haven Hub Towns	Fishguard and Goodwick Hub	Narberth	Service Centres	Service Villages																										
Housing Allocations	✓	✓	✓	✓	✓																										
Windfall market housing	✓	✓	✓	✓	✓																										
Local need affordable housing	✓	✓	✓	✓	✓																										

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening		HRA needed?																																			
					<table border="1"> <tr> <td>Exception sites for affordable housing</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> </tr> <tr> <td>Employment Allocations</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> </tr> <tr> <td>Employment sites through criteria-based policies</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> </tr> <tr> <td>Community facilities – within or well-related to settlements</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td>✓</td> <td></td> </tr> </table>	Exception sites for affordable housing	✓	✓	✓	✓	✓	✓	✓		Employment Allocations	✓	✓	✓	✓	✓	✓	✓		Employment sites through criteria-based policies	✓	✓	✓	✓	✓	✓	✓		Community facilities – within or well-related to settlements	✓	✓	✓	✓	✓	✓	✓			
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MAC 31	M	SP 13	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Settlement boundaries are defined shown shown for all settlements and define the areas within which development opportunities may be appropriate. Hub Towns, Rural Towns, Service Centres, and Services Villages, where market and local needs affordable housing will be permitted. Within Large Local Villages, Settlement Boundaries are defined indicating locations where market housing and local needs affordable housing will be permitted. Within Small Local Villages, Settlement Boundaries are defined indicating where appropriate local needs affordable housing will be permitted. In Hub and Rural Towns, Service Centres and Service Villages settlement boundaries define the physical, functional and visual extent of the settlement and take into</p>	Change to text to provide clarity, no further HRA required		-																																			

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					account proposed allocations. Local Village settlement boundaries are defined more tightly, limiting opportunities to small scale infill and rounding off.”		
MAC 32	M	SP 13	5.63	N/A	<p><i>Amend paragraph 5.63 to read:</i></p> <p>“Settlement Boundaries define the areas that have a physical, functional and visual connection to a settlement. A Settlement Boundary ensures that development takes place in sustainable locations and that the natural environment is protected. For most types of development the most appropriate location is within a Ssettlement Bboundary, although in some cases there will be justification for an edge-of-settlement or countryside location. The general policies will clarify locations considered acceptable for specific land-uses, including exceptional circumstances in which development may take place outside and adjacent to a settlement boundary. Development proposals for housing in the Hub Towns, Rural Towns, Service Centres and Service Villages will be expected to take into account, in the mix of housing type, size and tenure, the increasing numbers of single person households and the ageing population.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 33	M	SP 15	5.74	N/A	<p><i>Amend paragraph 5.74 to read:</i></p> <p>“In the Service Centres, Service Villages and Large Local Villages a range of different housing types, employment and service proposals will be permitted. In Small Local Villages the housing will be restricted to local</p>	Minor factual change, no further	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>affordable housing only⁶². Some uses can take place where a proposal is well-related to a Settlement Boundary, for example some types of employment proposal and affordable housing on exception sites. In Small Local Villages settlement boundaries are used to provide clarity on where local needs affordable housing may be suitable, and where employment and community facilities may come forwards within or adjacent to the settlement boundary.”</p> <p><i>New footnote 62 to read:</i> “⁶²Supplementary Planning Guidance on affordable housing defines local needs affordable housing.”</p>	HRA required.	
MAC 34	M	SP 15	5.77	N/A	<p><i>Amend paragraph 5.77 to read:</i></p> <p>“Narberth is an attractive market town in east Pembrokeshire with a niche retail offer that attracts visitors from a wide catchment area. Development in Narberth should maintain the attractiveness of the experience of living in and visiting the town. Residential development during the plan period will include a range of different housing types, including an identified opportunity for live-work units. Narberth also offers good links to the A40 and therefore an employment allocation has been made along Redstone Road. Further proposals to develop and expand employment premises which are within or well-related to the Settlement Boundary of</p>	Minor factual change, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					the town are also encouraged.”		
MAC 35	M	SP 16	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Within the Countryside development will meet the essential requirements of people who live and work in the countryside will be met whilst protecting the landscape and natural and built environment of Pembrokeshire and adjoining areas, by promoting. Development which minimises visual impact on the landscape and relates to one of the following will be promoted:</p> <p>1. Appropriate development which minimises visual impact on the landscape and respects the natural and built environment;</p> <p>21. Enterprises for which a countryside location is essential;</p> <p>32. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment ; and</p> <p>43. The re-use of appropriate existing buildings.”</p>	Change to supporting text to provide clarity, no further HRA required	-
MAC 36	M	SP 16	5.81	N/A	<p><i>Amend paragraph 5.81 to read:</i></p> <p>“All locations outside the Settlement Boundaries are considered to be countryside. Generally, national and local planning policies restrict residential development in areas defined as being in the countryside to those whose employment requires them to live in close proximity to their</p>	Minor factual change, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					place of work in the countryside. Criteria for such proposals are established by national policy. In some instances conversion of traditional buildings in the countryside into residential use will be permitted where it means a traditional or historic building of significant historic and/or architectural merit, which might otherwise be lost, is conserved and used. The building must be physically capable of accommodating the new use with minimal alteration to the original structure. Converting non traditional buildings may be acceptable for employment uses.”	required	
Chapter 6: General Policies							
MAC 37	S	GN.1	N/A	N/A	Amend GN.1 criterion 5 to read: “It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.”	Matters Arising change is consistent with the HRA report, assessment of Policy would remain	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						unchanged, no further HRA required	
MAC 38	M	GN.1	6.4	N/A	Amend footnote 67 to read: “ ⁶⁷ See Policy GN35A Green Wedges for further details See LDP Background paper ‘Green Wedges’ September 2010”	Minor factual change, no further HRA required	-
MAC 39	M	GN.1	6.4	N/A	Amend paragraph 6.4 to read: “Pembrokeshire’s natural and built environment will be protected from inappropriate development and, where possible, enhanced. Various designations, including nature designations, geological and geomorphological designations, Town and Village Greens, Common Land and Green Wedges contribute to conserving the character of Pembrokeshire’s green spaces and their surrounding environs. Furthermore the Plan area has many attractive functional landscapes which are dependent on sound land management and conservation practices and has a close physical and functional interrelationship with the	Change to supporting text to provide clarity, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>neighbouring Pembrokeshire Coast National Park. Any development proposal must therefore demonstrate that it respects the natural environment, the landscape character, coherence and integrity, native species, soils, and ground and surface waters. Sensitive landscaping and planting, and the creation, maintenance and management of landscape features important to wildlife will be encouraged. Where a development proposal would result in the loss of a local landscape feature it must demonstrate that this would be outweighed by its positive impact on the overall distinctive character of the area.</p> <p>6.4a Urban and rural woodland, tree cover and hedgerows can also contribute to the visual quality and diversity of the landscape, to recreational and educational opportunities and to substantive environmental benefits such as additional or enhanced priority habitats and feeding grounds, shelter, shade, improved carbon capture, ameliorating microclimates and improving air quality. Development proposals should utilise the natural features of a site. Development that would impact upon trees, woodland and/or hedgerows will require an arboricultural survey and should aim to retain and adequately protect these features prior to, during and after development. Prospective developers of schemes that may impact upon Ancient or Semi-Natural Woodland should consult the Ancient Woodland Inventory⁶⁸ prior to any disturbance of a site. The Local Planning Authority will</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>consult with CCW prior to authorising development on sites affecting Ancient or Semi-Natural Woodland. In exceptional circumstances, where the need for a development exceeds the wildlife and/or amenity value, a good standard of replacement must be agreed prior to their removal. Pembrokeshire has a full set of quality assured LANDMAP layers which evaluate the visual and sensory landscape, cultural landscape, landscape habitats, the geological landscape, and the historic landscape and, along with national planning policy, applicants are encouraged to use this information to inform their proposals as it will be used in development decision making.”</p> <p><i>New footnote 68 to read:</i> “⁶⁸ see Forestry Commission Wales website: http://www.forestry.gov.uk/forestry/INFD-8VPJFD”</p>		
MAC 40	M	GN.1	6.9	N/A	<p><i>Amend paragraph 6.9 to read:</i></p> <p>“Decisions on proposals made within the safeguarding zone of an existing installation(s) (including airfields) will be informed by guidance from the relevant safeguarding bodies on the health and safety implications of the proposal, including compatibility with adjacent and nearby land use and the implications for approach routes in the vicinity. A separate advisory note will be prepared on which hazardous installations have safeguarding</p>	Minor factual change, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					zones and how further information relating to these zones can be obtained.”		
MAC 41	M	GN.2	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Development will be permitted where relevant criteria are met:</p> <ol style="list-style-type: none"> 1.It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context; 2.It is appropriate to the local character and landscape/ townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout; 3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions; 4. It achieves a flexible and adaptable design; 5. It creates an inclusive and accessible environment for users that addresses community safety; 6. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and 	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					7. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.”		
MAC 42	S	GN.3	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Where development generates a directly related need for new or improved infrastructure, services or community facilities and this is not already programmed by a service or infrastructure company, then this must be funded by the development, and:</p> <ol style="list-style-type: none"> 1. Related in scale and kind to the development; and 2. Provided on site wherever appropriate. In exceptional circumstances contributions may be made to the provision of facilities elsewhere, provided their location can adequately service the development. The timely provision of directly related infrastructure, services and community facilities shall be secured by planning condition(s), the seeking of planning obligation(s) by negotiation, and/or by any other agreement or undertaking. Also in exceptional circumstances, the relocation of critical infrastructure will be permitted, where require as a consequence of fluvial or coastal flooding and/or erosion. <p>The viability of a development will be a key consideration when securing planning obligations and dispensation may be allowed where these requirements cannot be supported by land values.</p> <p>Measures necessary to mitigate the impact of physically deliver a</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>development and ensure that it is acceptable in planning terms will be required in the first instance. Additional contributions will be sought in the following order of priority: Where appropriate contributions may be sought for a range of purposes, including:</p> <ol style="list-style-type: none"> 1) Affordable Housing 2) Recreational and Amenity Open Space 3) Sustainable Transport Facilities 4) Education 5) Community Facilities, including libraries, 6) Regeneration 7) Waste 8) Renewable and low carbon energy 9) Biodiversity 10) Otherwise in line with the Council's current priorities, and finally 11) Otherwise in line with any further issues identified by the LDP, or by the local community. <p>In the event that viability considerations indicate that not all the identified contributions can reasonably be required, priority</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to affordable housing unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other appropriate purpose/s.”		
MAC 43	S	GN.3	6.23	N/A	<p><i>Amend paragraph 6.23 to read:</i></p> <p>“Where necessary, developments will be required to contribute towards infrastructure, landscape improvements and mitigation measures, through planning obligations, unilateral agreement undertaking or a Community Infrastructure Levy as appropriate. The Council is currently assessing its position with regards to the Community Infrastructure Levy and will consider whether to introduce a Charging Schedule for larger projects. Such a Schedule would function alongside the continued use of planning obligations for small-scale infrastructure and to ensure the provision of affordable housing. Requirements for contributions could include affordable housing, transportation, physical infrastructure, surface water drainage separation scheme, flood alleviation schemes, Sustainable Drainage Systems (SuDS), energy schemes, education provision, libraries, community safety, creation or improvements of the leisure network, community facilities and biodiversity/nature conservation.”</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 44	M	GN.4	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Development proposals should seek to minimise resource demand, improve resource efficiency and utilise seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use. ^{79 80}</p> <p>For all major developments:</p> <ol style="list-style-type: none"> 1. Developers must show that they have addressed sustainable resource issues, by reference to accredited assessment schemes, and in the case of commercial developments must undertake an energy use assessment and consider the feasibility of incorporating Combined Heat and Power (CHP) schemes; 2. Energy efficient measures must be incorporated to provide a proportion of their energy requirements from on-site renewable power generation, in line with UK commitments; and 3. Proposals will be required to demonstrate the effective re-use of waste heat and power through co-location with energy users and / or carbon capture where feasible. <p>Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.”</p>	Significant change requires HRA. See separate HRA of Matters Arising Changes.	Yes.

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p><i>New footnotes 79 & 80 to read:</i></p> <p>⁷⁹ See Planning Policy Wales (PPW), section 4.11 and Technical Advice Note (Wales) 22 (TAN22) – Planning for Sustainable Buildings</p> <p>⁸⁰ Proposed revisions to Part L of the Building Regulations have been subject to consultation. If agreed, the changes would result in many matters relating to achievement of zero carbon / low carbon / improved energy standards becoming a matter for consideration under the Building Regulations. To avoid duplication, a consequential partial phasing out of the sustainable buildings policy currently in TAN22 and associated revisions to PPW are under consideration by Welsh Government.</p>		
MAC 45	S	GN.4	6.32	N/A	<p><i>Amend paragraph 6.32 to read:</i></p> <p>“Development proposals will be required to show that they have incorporated the highest possible standards of design. Development proposals will be expected to show that energy use has been taken into consideration at the design stage. This is a matter which is currently controlled through planning policy, but regulation may switch to Part L of the Building Regulations during the Plan period.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC	M	GN.4	6.3	N/A	<i>Amend paragraph 6.33 to read:</i>	Minor	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?									
46			3		<p>“Offshore renewable energy developments are normally outside the jurisdiction of the planning system, but such developments may require a landfall site for energy infrastructure. This policy supplements Government policy and guidance to provide further basis for determination of renewable and low-carbon energy proposals. Information on allocations identified as having potential to re-use heat and power, for instance through District Heating Networks, is included in the Development Sites Supplementary Planning Guidance⁸⁵.”</p> <p><i>New footnote 85 to read:</i> “⁸⁵See the LDP Renewable Energy Study, paragraphs 5.9 and 5.10”</p>	factual change, no further HRA required.										
MAC 47	S	GN.5	N/A	N/A	<p><i>Amend policy to read:</i> “The following sites are allocated for employment use:</p> <table border="1"> <thead> <tr> <th>Employment Site</th> <th>Name</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td>EMP/040/00003</td> <td>Merlins Bridge Creamery Extension</td> <td>5.13</td> </tr> <tr> <td>EMP/040/00005</td> <td>Withybush North of Business</td> <td>6.09</td> </tr> </tbody> </table>	Employment Site	Name	Area (ha)	EMP/040/00003	Merlins Bridge Creamery Extension	5.13	EMP/040/00005	Withybush North of Business	6.09	Matters Arising change is consistent with the HRA report, assessment of Policy would	-
Employment Site	Name	Area (ha)														
EMP/040/00003	Merlins Bridge Creamery Extension	5.13														
EMP/040/00005	Withybush North of Business	6.09														

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change			HRA Screening	HR A needed?
						Park		remain unchanged,	
					EMP/040/00004 and /040/00009	Withybush East of Business Park	15.38	no further HRA required	B1, B2, B8
					EMP/086/00001	Haven Head Business Park Northern Extension Milford Haven	3.82		B1, B8
					EMP/086/LDP/01	Adjacent to Marble Hall Road, Milford Haven	6.86		B1, B8
					EMP/086/LDP/02	Milford Haven Gas Storage Site	0.68		B1, B8
					EMP/093/00001	North of Honeyborough Industrial Estate	8.55		B1, B8
					EMP/034/LDP/01	Goodwick - Former Dewhirst Factory	0.99		B1, B8
					EMP/034/LDP/02	Goodwick - Parrog	0.6		B1, B8
					EMP/030/00001	Crymych - adjacent to Riverlea /	5.2		B1, B8

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change			HRA Screening	HRA needed?								
						opposite Llygad-yr-Haul											
					EMP/034/00006	Celtic Link Business Park, near Scleddau	13.47	B1, B2, B8									
					EMP/132/00001	A4115, Templeton	2.88	B1, B8									
					EMP/053/00001	Old Station Yard, Letterston	1.23	B1, B8									
					EMP/000/LDP/01	Carew Airfield	5.6	B1, B8									
					<p>The specified uses are those that will be permitted on the listed sites. Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses)."</p>												
MAC 48	S	GN.5	N/A	N/A	<p><i>Amend policy to include:</i></p> <table border="1"> <thead> <tr> <th>Employment Site</th> <th>Name</th> <th>Area (ha)</th> <th></th> </tr> </thead> <tbody> <tr> <td>EMP/088/LDP/01</td> <td>Rushacre Enterprise Park</td> <td>1.32</td> <td>B</td> </tr> </tbody> </table>			Employment Site	Name	Area (ha)		EMP/088/LDP/01	Rushacre Enterprise Park	1.32	B	Site is not in close proximity to and would not impact on	-
Employment Site	Name	Area (ha)															
EMP/088/LDP/01	Rushacre Enterprise Park	1.32	B														

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					extension	an SAC or SPA. Matters Arising change is consistent with HRA report, assessment of policy would remain unchanged, no further HRA required.	
MAC 49	S	GN.6	N/A	N/A	Amend policy to read: "Employment proposals (B1, B2 and B8) on unallocated land will be permitted where:	Matters Arising change is consistent	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?						
					<p>1. The site is within or well-related to a Settlement Boundary, unless the proposal requires a countryside location, in which case evidence must be provided to support this; and</p> <p>2. A sequential test has been performed indicating that no allocated employment site can reasonably accommodate the proposed development.</p> <p>1. On sites within settlement boundaries;</p> <p>2. On sites well-related to a settlement boundary if no sites within the same settlement boundary exist to serve the development;</p> <p>3. In countryside locations only if no other suitable sites exist and the enterprise requires such a location; and in all cases provided no allocated sites can reasonably accommodate the proposed development.”</p>	t with the HRA report, assessment of Policy would remain unchanged, no further HRA required							
MAC 50	S	GN.7	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“The following sites are allocated for mixed use development, within which a considerable proportion of the development shall be employment-related:</p> <table border="1" data-bbox="748 1219 1798 1299"> <thead> <tr> <th>Mixed Use Site</th> <th>Name</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Mixed Use Site	Name	Area (ha)				Change to policy to provide clarity, no further HRA required.	-
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					<table border="1"> <tr> <td>MXU/040/01</td> <td>Haverfordwest - Old Hakin Road</td> <td>1.31</td> </tr> <tr> <td>MXU/048/01</td> <td>Johnston - Arnold's Yard</td> <td>5.47</td> </tr> <tr> <td>MXU/086/01</td> <td>Dale Road, Hubberston</td> <td>4.64</td> </tr> </table>	MXU/040/01	Haverfordwest - Old Hakin Road	1.31	MXU/048/01	Johnston - Arnold's Yard	5.47	MXU/086/01	Dale Road, Hubberston	4.64		
MXU/040/01	Haverfordwest - Old Hakin Road	1.31														
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MAC 51	S	GN.7	6.37	N/A	<p><i>Amend paragraph 6.37 to read:</i></p> <p>“Mixed use development may combine employment and other compatible uses (such as residential, leisure and community facilities) on the same site. It may include live – work units, but might alternatively or additionally include a mix of different land use(s) within a single site. The purpose of this policy is two-fold – firstly, by providing a range of uses, it will encourage sustainable and thriving communities where people can undertake more than one activity within a single site, such as living, working and recreation. Secondly, it may stimulate investment in employment development in conjunction with the development of residential or other forms of development on the site. The allocations of this policy will also contribute towards the supply of suitable employment land across the Plan area, helping to meet the requirements of paragraph 7.1.7 of Planning Policy Wales (Edition 4,</p>	Change to supporting text to provide clarity, no further HRA required.	-									

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					February 20113, July 2010) and Technical Advice Note 6, para 3.1.4.”		
MAC 52	M	GN.7	6.37	N/A	<p><i>Insert a new paragraph after paragraph 6.37:</i></p> <p>“ 6.37a To ensure that proposals on each mixed use site include a proportion of employment uses, Supplementary Planning Guidance (SPG) will be prepared for each site, taking into account viability issues and also providing an indicative mix of uses to inform the submission of any subsequent planning application. The SPG would be subject to local consultation in the normal manner.”</p>	Minor factual change, no further HRA required.	-
MAC 53	S	GN.7	6.37	N/A	<p><i>Insert a new paragraph after paragraph 6.37a:</i></p> <p>“ 6.37b Where applications come forward on mixed use sites in advance of SPG being adopted the proposals will be required to demonstrate the scheme will provide considerable employment land unless economic viability considerations justify a more modest provision. Planning conditions or legal obligations will be used to ensure that schemes approved under this policy deliver the envisaged employment development element. Where employment uses on mixed use sites (including those within a live-work unit) are proposed for change to another use, the requirements of policy GN.8 must be satisfied.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC	S	GN.	6.3	N/A	<i>Amend paragraph 6.38 to read:</i>	Change	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HR A needed?
54		8	8		“The purpose of this policy is to ensure that existing sites used for employment purposes are not lost to (Use Classes B1, B2, B8) or A2 (office) uses are not lost to other uses unless there is a clear justification for accepting an alternative use. This will help to ensure that an adequate supply of employment sites remains available in the plan area. Loss of such sites is only permitted where one of the policy criteria can be satisfied.”	to supporting text to provide clarity, no further HRA required.	
MAC 55	M	GN.8	6.39	N/A	<i>Amend paragraph 6.39 to read:</i> “Allocated employment sites and the most significant existing employment sites are specifically protected from such changes of use, with this policy providing similar protection for unallocated sites, but with a degree of flexibility provided by the policy criteria.”	Minor factual change, no further HRA required.	-
MAC 56	M	GN.8	6.40	N/A	<i>Amend paragraph 6.40 to read:</i> “To demonstrate that an existing use is inappropriate for a locality, a developer should provide evidence that the existing use is inappropriate in terms of its nature, scale and impact on the local road network or on local amenity.”	Change to supporting text to provide clarity, no	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						further HRA required.	
MAC 57	M	GN.8	6.41	N/A	<p><i>Amend paragraph 6.41 to read:</i></p> <p>“To provide justification for a non-employment proposal In relation to criterion 2, the availability of adequate alternative employment site provision in the vicinity must be demonstrated.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 58	M	GN.8	6.42	N/A	<p><i>Amend paragraph 6.42 to read:</i></p> <p>“Evidence of a lack of viability should include evidence of a lack of financial profit (for example from published accounts) and evidence of an inability to sell / rent the site. In order to demonstrate that a site is unviable for sale or for letting, the developer will be expected to demonstrate that they have marketed the site at an appropriate price, at locations and for a length of time appropriate to the degree of speciality of such a property and the prevailing market conditions. Further advice will be provided (in a Development Management Policy Note) on marketing</p>	Minor factual change, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					requirements, including length of time on the market.”		
MAC 59	M	GN.8	6.44	N/A	<p><i>Amend paragraph 6.44 to read:</i></p> <p>“Where a change of use from an employment use to a housing use is deemed acceptable, the dwellings added to stock as a consequence will be counted as windfall development (see Appendix 4 3)”</p>	Minor factual change, no further HRA required	-
MAC 60	M	GN.9	6.45	N/A	<p><i>Amend paragraph 6.45 to read:</i></p> <p>“This policy will support the Pembrokeshire economy by facilitating business growth in appropriate cases. Proposals for extensions to employment sites must include information on the scale, proposed increase in footprint and, where appropriate, unit numbers.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 61	M	GN.10	N/A	N/A	<p><i>Amend policy to include footnote (criterion 2):</i></p> <p>“Diversifying the range of economic activities on a farm will be permitted where the following criteria are met:</p> <p>1. The proposed use helps to support the continued agricultural operation</p>	Minor factual change, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>of the farm;</p> <p>2. If a new building is justified⁸⁷ it should be sited in or adjacent to an existing group of buildings; and</p> <p>3. If a retail use is proposed the scale and scope will not harm the vitality and viability of retail facilities in any nearby settlements, or undermine the retail hierarchy.”</p> <p><i>New footnote 87 to read:</i> “⁸⁷ see Welsh Assembly Government Technical Advice Note 6: Planning for Sustainable Rural Communities, July 2010, section 3.7.”</p>	required	
MAC 62	M	GN.1 1	6.5 2	N/A	<p><i>Amend paragraph 6.52 to read:</i></p> <p>“When considering the conversion of agricultural buildings to residential uses or live-work units the building must be traditional in character and domestic in scale, structurally sound, of permanent and substantial construction and capable of conversion without major or complete reconstruction. Traditional agricultural buildings are defined as:”</p>	Minor factual change, no further HRA required	-
MAC 63	M	GN.1 1	6.5 3	N/A	<p><i>Amend paragraph 6. 53 to read:</i></p> <p>“Where planning permission for holiday accommodation is granted this will be subject to conditions and/or legal agreement to restrict the occupation</p>	Change to supporting text to	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					of the building to holiday use. There are circumstances where the full-time residential use of a conversion would be inappropriate because of its provision of a reduced standard of living conditions in terms of low level of privacy or amenity provision. In these situations holiday occupancy conditions, limiting the time a single household may stay in a unit and return by, may be applied.	provide clarity, no further HRA required	
MAC 64	M	GN.12	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>"Within the Town Centres identified on the Proposals Map development will be permitted providing the following criteria are met:</p> <ol style="list-style-type: none"> 1. It falls within use classes A1, A2, A3, B1, C1, C3, D1 or D2 of the use Classes Order or is a sui generis use normally found in shopping centres, or any mixed use comprising one or more of these use classes; 2. The proposal would not create concentration of more than a third of non A1 (retail) uses within a Primary Frontage as defined on the Proposals Map; 3. The proposed development does not undermine or prevent the development of an identified retail allocation within the Town Centre; and 4. It does not propose a change of use to residential use (C3) on a ground floor in a Primary or Secondary Frontage." 	Change to supporting text to provide clarity, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 65	M	GN.12	6.55	N/A	<p><i>Amend paragraph 6.55 to read:</i></p> <p>"Within the Town Centres, Primary Frontages have been identified where the strongest groups of retail (A1) uses exist and Secondary frontages have been identified in areas with a broader mix of uses. It is important that A1 uses remain predominant in Primary Frontage areas as they are key to retaining the vitality and viability of these centres. As a guide no more than 30% of the floorspace linear frontage within a Primary Frontage in a shopping centre should be non A1 use class. In Secondary Frontages changes of use to other uses apart from A1 will be acceptable provided they do not propose a change of use of the ground floor to residential use."</p>	Change to supporting text to provide clarity, no further HRA required	-
MAC 66	M	GN.12	6.57	N/A	<p><i>Amend paragraph 6.57 to read:</i></p> <p>"Retail allocations have been identified within certain Town Centres, with a presumption in favour of their redevelopment for retail. Exemplary high quality design that integrates positively with existing development will be expected on these sites. GN.14 'Retail Allocations' lists individual allocated sites."</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC	M	GN.1	N/A	N/A	<p><i>Amend and re-order within the Plan:</i></p>	Minor	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
67		3 GN.1 4			<i>Policy GN.13 to become GN.14; GN.14 becomes GN. 13</i>	factual change, no further HRA required	
MAC 68	M	GN.1 4	N/A	N/A	<i>Amend GN.14 policy title:</i> "GN.14 Major Out-Of-Town Centre Development"	Change to policy title to provide clarity, no further HRA required.	-
MAC 69	S	GN.1 5	N/A	N/A	<i>Amend policy to read:</i> "The development, or extension, of small scale retail facilities will be permitted where: 1. The proposal is well located to serve the needs of the community within a settlement boundary ; and" 2. The proposed use will not impact negatively on the vitality and viability of any Town or Local Retail Centre."	Matters Arising change is consistent with the HRA report, assessment of	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						Policy would remain unchanged, no further HRA required	
MAC 70	S	GN.15	6.65	N/A	<p><i>Amend paragraph 6.65 to read:</i></p> <p>“Proposals above this scale will be assessed under GN.13 Major Out of Town Development and the National Planning Policy Tests established in Planning Policy Wales (Edition 4, February 2011). Proposals for a change of use which would result in the loss of retail provision will be assessed in accordance with national policy and Policy GN.33 Community Facilities.”</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						HRA required	
MAC 71	S	GN.16	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>A. New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria are met:</p> <ol style="list-style-type: none"> 1. The site is well located in relation to A or B class roads and/or, rail stations and/or bus routes; and 2. The site is within or immediately adjoins a settlement, unless the proposal requires a countryside location, in which case evidence must be provided to support this. <p>B. Extensions to the area, or an intensification, of the visitor, commercial recreation or leisure facility will be permitted where the scale and nature of the facility and of the proposed extension would be compatible with its location."</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
MAC 72	M	GN.16	6.67	N/A	<p><i>Amend paragraph 6.67 to read:</i></p> <p>"This policy aims to support new visitor attractions and leisure facilities</p>	Change to supportin	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					that are well located to serve both residents and visitors. Visitor attractions and leisure facilities should, where practicable, be located on previously developed land. Proposals to extend existing visitor and commercial recreation and leisure proposals will be assessed under GN.9 Extensions to Employment Sites.	g text to provide clarity, no further HRA required	
MAC 73	M	GN.17	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Proposals for self-catering, serviced or hotel accommodation excluding caravan accommodation will be permitted where:</p> <p>A. For new developments either</p> <p>1) It is within or is well-related to a Town, Service Centre or Service Village;</p> <p>Or</p> <p>2) The proposal is for the conversion of an existing dwelling, a historic building or conversion or a traditional agricultural building.</p> <p>B. For extensions:</p> <p>The scale and nature of the accommodation, including the extension, would be compatible with its location.”</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						required.	
MAC 74	M	GN.17	6.68	N/A	<p><i>Amend paragraph 6.68 to read:</i></p> <p>“Self catering and serviced accommodation comprises non caravan accommodation. Self catering accommodation comprises non caravan accommodation including rented flats, houses, bungalows and chalets the primary purpose for which is holiday letting includes any building for which the primary purpose is self contained holiday letting. Serviced development relates to accommodation where an element of service is provided, such as for bed and breakfast and hotel businesses.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 75	M	GN.17	6.69	N/A	<p><i>Amend paragraph 6.69 to read:</i></p> <p>“Self-catering or serviced development can be appropriate either where it is within or well related to a settlement or where it makes use of an existing dwelling. It may also be appropriate for a historic building for example historic buildings may be appropriate for boutique hotels which are part of diversifying and broadening the quality visitor accommodation on offer in the county. The reasoned justification for GN.27 Residential Development sets out circumstances where conversion of historic buildings would be acceptable for residential use. Traditional agricultural buildings when converted may also be appropriate for self catering or catered development. GN.11 Conversion or Change of Use of Agricultural</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					Buildings sets out criteria for conversion or change of use of agricultural buildings.”		
MAC 76	M	GN.17	6.72	N/A	<p><i>Amend paragraph 6.72 to read:</i></p> <p>“Planning conditions will be imposed where appropriate to ensure that facilities remain as holiday accommodation units and are not used as permanent accommodation or occupied as a primary residence. In these situations holiday occupancy conditions, limiting the time a single household may stay in a unit and return by, may be applied.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 77	S	GN.18	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“A. New touring caravan and tent sites will be permitted where either if they fall outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty and provided that either:</p> <p>1. The site is within or well-related to a settlement identified in the hierarchy as a Town, Service Centre or Service Village;</p> <p>Or</p> <p>2. The site is within or well-related to a Local Village and will provide a</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>community facility not present within the existing settlement; and in all cases:</p> <p>3. The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty.</p> <p>B. Extensions to touring caravan and tent sites will be permitted where the following criteria are met:</p> <p>4. The enlargement of the area of a touring caravan or tent site will be permitted where it an approved site would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.; and</p> <p>2. Increases in touring pitch numbers</p> <p>C. An increase in the number of touring caravan or tent pitches will be permitted where the site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty and would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.”</p>	remain unchanged, no further HRA required.	
MAC	M	GN.1	6.7	N/A	<i>Amend paragraph 6.74 to read:</i>	Change	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
78		8	4		<p>“Any new touring or tent sites must be well-related to a settlement identified in the hierarchy as a Service Village, Service Centre or Town in order to achieve these objectives. This will ensure that visitors are able to access easily those services and facilities available in nearby settlements, for example walking to nearby pubs or restaurants. A definition of well-related is provided in the glossary. Any proposed sites must be in physical proximity to the settlement and be seen as part of the same landscape as the settlement. In exceptional circumstances new New sites will be permitted where they are well-related to a settlement identified as a Local Village in the hierarchy, where evidence is provided that the site will provide a service or facility such as a shop not otherwise available in the settlement and which will be available and accessible to the local community to use. In such instances planning conditions requiring that the facility be open to the general public will be attached to consents.”</p>	to supporting text to provide clarity, no further HRA required.	
MAC 79	S	GN.19	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“A. Proposals for new static caravan and chalet sites or extensions to existing sites by an increase in the number of pitches will be permitted where:</p> <ol style="list-style-type: none"> 1. The site is within the Settlement boundary of a defined settlement. B. The enlargement of the area of an approved site a static caravan or 	Matters Arising change is consistent with the HRA report, assessment of	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>chalet site will be permitted where it would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.</p> <p>C. Upgrading of touring pitches to static pitches will be permitted where:</p> <ol style="list-style-type: none"> 1. The site is well-related to a settlement identified in the hierarchy as a Service Village, Service Centre or Town; or 2. The site is well-related to a Local Village, and will provide a community facility not present within the existing settlement; and and in all cases: 3. There is no overall increase in the number of pitches; and 4. The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty. <p>3. In all cases the following should apply:</p> <ol style="list-style-type: none"> i) There is no overall increase in the number of pitches; and ii) There would be a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape; and iii) The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out 	Policy would remain unchanged, no further HRA required	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					Liberty.”		
MAC 80	S	GN.19	6.79	N/A	<p><i>Amend 6.79 to read:</i></p> <p>“Static caravans play an important role in Pembrokeshire’s visitor economy⁸⁸; however bed space provision of static caravans / pitches across Pembrokeshire consistently exceeds demand. Evidence from monitoring suggests that current static caravans situated on sites are not fully occupied and that further capacity exists under current consents for a significant number (365) of additional caravans to be added to existing sites. Some static caravan sites prove visually intrusive as such may be detrimental to the overall quality and viability of tourism in Pembrokeshire. To prevent further detrimental impacts it is considered inappropriate to allow for new sites to be developed except in settlements.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 81	S	GN.19	6.80	N/A	<p><i>Insert a new paragraph after 6.80 to read:</i></p> <p>“6.80a Planning conditions will be imposed where appropriate to ensure that facilities remain as holiday accommodation units and are not used as permanent accommodation or occupied as a primary residence. In these situations holiday occupancy conditions, limiting the time a single household may stay in a unit and return by, may be applied.”</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 82	S	GN.21	N/A	N/A	<p>Delete policy GN.21 which reads:</p> <p>GN.21 Seasonal and Holiday Occupancy</p> <p>Where a new unit of holiday accommodation is proposed, development will only be permitted where the unit is occupied / available for holiday use and for no other purposes.</p> <p>6.85 The aim of this policy is to ensure that units of holiday accommodation remain as such and that they are not occupied permanently or at inappropriate times of the year.</p> <p>6.86 Seasonal occupancy conditions restricting the use of a unit during certain months of the year may be appropriate where there are seasonal landscape implications for example on touring caravan pitches, if during winter months the visual impact of the pitch is likely to become more prominent.</p> <p>6.87 There are circumstances where the full-time residential use of a building and associated land may lead to a more intensive manifestation of domestic activity than holiday use which may be harmful to landscape character. In those situations holiday occupancy conditions, limiting the time a single household may stay in a unit and return by, may be applied.</p>	Policy is replaced with supporting text within other relevant policies. Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						further HRA required.	
MAC 83	M	GN.2 2	6.9 2	N/A	<p><i>Amend paragraph 6.92 to read:</i></p> <p>“At Fishguard Harbour there are proposals to build a new is consent for a marina development. and The landward extent of this is shown on the Proposals Map. At Pembroke Dock (West Llanion Pill) there is a consented marina development known as Martello Quays, also shown on the Proposals Map. Additionally this policy provides criteria for evaluation of proposals for new and extended marinas at other locations.”</p>	Minor factual change, no further HRA required	-
MAC 84	S	GN.2 3	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Where new development is permitted in an area of mineral resource, prior extraction of any economic reserves of the mineral must be achieved, wherever feasible appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.”</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						remain unchanged, no further HRA required	
MAC 85	S	GN.23	6.94	N/A	<p><i>Amend paragraph 6.94 to read:</i></p> <p>"The purpose of this policy is to avoid, wherever feasible, inappropriate sterilisation of the mineral resource where development is proposed. Market demand for the material beneath the development site at the time of development will be a factor in determining whether prior extraction is feasible. There may also be circumstances where the desirability of retention of on-site features of a site (for instance existing trees and hedgebanks) might preclude prior extraction."</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 86	M	GN.23	6.94	N/A	<p><i>Amend paragraph 6.94a to read:</i></p> <p>"Safeguarding of the mineral resource of the plan area is undertaken by this Plan in accordance with Welsh policy requirements and therefore does not need a separate LDP policy. Safeguarding covers the outcrop area of the economic mineral resource but excludes settlements."</p>	Change to supporting text to provide clarity, no further	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						HRA required.	
MAC 87	M	GN.26	N/A	N/A	Amend policy title to read: "Buffer Zones around Mineral Working Sites"	Change to policy title to provide clarity, no further HRA required.	-
MAC 88	M	GN.26	6.101	N/A	Amend paragraph 6.101 to read: "Buffer zones around mineral working sites are shown on the Proposals Map and are used to overcome conflicts between mineral workings and other land uses. These Buffer Zones are distinct from those associated with the mineral safeguarding zones required by Welsh policy, which are also shown on the LDP Proposals Map. The buffer zones introduced by this policy are identified on the Proposals Maps and are placed around all active mineral workings and also inactive (dormant) quarries. Proximity of mineral workings and sensitive land uses (in particular housing, hospitals and schools) within Buffer Zones is not normally permitted because of the potential negative impact of one type of development on the other. These	Change to supporting text to provide clarity, no further SA/SEA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					arise because of noise and dust from mineral extraction and processing and vibration from blasting operations. Buffer Zones provide areas of protection around permitted and proposed mineral workings. Some types of less sensitive development (possibly including industry, offices and ancillary development related to mineral working) may be acceptable in a buffer zone but development, which would be sensitive to mineral working, including housing, hospitals and schools will, in most cases, be resisted. A further exception to the general approach is listed in Minerals Planning Policy Wales (paragraph 40), where the site of the new development in relation to the mineral operation would be located within or on the far side of an existing built up area which already encroaches into the buffer zone. This has been taken into consideration in preparing this Plan's site-specific proposals."		
MAC 89	M	GN.27	6.108	N/A	<p><i>Amend paragraph 6.108 to read:</i></p> <p>"Redevelopment or replacement can allow the development of housing accommodation which is better adapted to meeting the present and future housing needs and contribute to energy efficiency and reduced carbon dioxide levels as long as the quality of the environment is enhanced. In some situations the cost of renovation of substandard properties is prohibitive. The new dwelling should reflect the character of the existing dwelling and relate well to other dwellings in the area and the surrounding landscape. The new dwelling should be located on or close to the siting of</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					the original dwelling. The reuse of materials from the demolished dwelling will be encouraged. The existing dwelling should not be a Listed Building, or an important building that defines the character of an area.”		
MAC 90	M	GN.27	6.110	N/A	Amend paragraph 6.110 to read: “Conversions of historic buildings to residential use will be permitted where the applicant demonstrates exemplary standards of design and sustainability. Such buildings can make a significant contribution to the aesthetic quality of urban and rural landscapes and the proposal must demonstrate that it complements and enhances its surroundings. Proposals for conversion of historic buildings will be permitted subject to the structure being capable of conversion without extensive alteration and retaining substantially the original form, with few changes to cosmetic detail. Such buildings may include town or country houses, religious buildings and former military premises. Any conversion of an historic building must preserve and enhance external and internal features that are indicative of its former uses. The conversion of agricultural buildings is dealt with under a separate policy GN.11 Conversion or Change of Use of Agricultural Buildings. ”	Change to supporting text to provide clarity, no further HRA required.	-
MAC 91	S	GN.28	N/A	N/A	Amend policy to introduce site specific policy targets for Affordable Housing:	Matters Arising change is	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required	
MAC 92	S	GN.29	N/A	N/A	<p><i>Amend policy and text to read:</i></p> <p>GN.29 Local Needs Affordable Housing Provision</p> <p>Local needs affordable housing will be a requirement:</p> <ol style="list-style-type: none"> 1. at a rate of 25% in Towns, Service Centres and Service Villages; 2. at a rate of 50% in Large Local Villages; and 3. for all new dwellings in Small Local Villages. 	Matters Arising change is consistent with the HRA report, assessment of	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>6.116 The need for affordable housing is acute in Pembrokeshire, with the Local Housing Market Assessment indicating it is the least affordable county in Wales and a survey by Halifax Estate Agents suggesting an average income to house price ratio of 7.4:1 in 2008. This is further supported by evidence from housing waiting list data and Community Council surveys. The Welsh Government has made the delivery of affordable housing a priority for the planning system, and a community's need for affordable housing is a material planning consideration.</p> <p>6.117 The expected percentage of affordable homes on each qualifying site is derived from extensive and comprehensive testing of housing viability, undertaken in 2010. The viability tests, conducted using the 3 Dragons Development Appraisal Toolkit, have regard to unique site characteristics and allow for changes to the state of the economy and the economics of development. Where on site provision is impractical, for small scale developments (less than 5 in a Town, Service Centre or Service Village, less than 2 in a Large Local Village) or for developments where otherwise the percentage would be reduced by 'rounding down' the Council will seek a commuted sum contribution to support off site affordable housing provision. Where a developer can demonstrate that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes, which contributes to meeting the need for affordable homes in Pembrokeshire. In local villages the objective of residential development is to meet the</p>	Policy would remain unchanged, no further HRA required	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.</p> <p>6.118 The Authority will not accept piecemeal development of large sites, whether allocated or otherwise, as a means of avoiding the requirement for affordable housing. It is anticipated that approximately 1450 new affordable homes will be provided over the Plan period.</p> <p>6.119 The affordable housing provided under this policy must be available in perpetuity for local people in need of affordable housing within the community and permission will be subject to conditions or a planning obligation to ensure that this will be the case. Definitions of “local” and “in need” can be found in the Affordable Housing SPG. Evidence of need for affordable housing will be determined using the Common Housing Register and Community Council surveys. Further information on the form of affordable housing (either affordable rented or low cost home ownership) and mechanisms linked to delivery are also provided in the SPG on Affordable Housing.</p> <p>“GN.29 Local Needs Affordable Housing</p> <p>Local needs affordable housing will be sought on all housing developments. Indicative targets for provision on allocated sites are set out in Policy GN.28, and on unallocated sites the provision shall be as follows:</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>1 - In Towns, Service Centres and Service Villages 10% of dwellings proposed will be affordable.</p> <p>2 - In Large Local Villages 50% of the dwellings proposed will be affordable.</p> <p>3 - In Small Local Villages all new dwellings must be affordable.</p> <p>Where it is demonstrated that the provision of an affordable dwelling on site is not possible¹¹¹ a commuted sum contribution for affordable housing will be sought. The commuted sum shall be related to the contribution rates set out above and charged on the basis of floorspace (per sq. metre).</p> <p>The authority may seek a higher percentage contribution on any site where local circumstances and/or recent developments in the area suggest it would be financially viable. Where a sustained positive change in the financial viability of development can be demonstrated through monitoring¹¹² the local authority will seek a higher percentage contribution towards affordable housing. In Towns, Services Centres and Service Villages a provision of affordable</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>housing below the target figure may be appropriate where this is supported by economic viability evidence.</p> <p>6.116 The need for affordable housing is acute in Pembrokeshire, evidenced by housing waiting list data, Local Housing Market Assessments and Community Council surveys. The Welsh Government has made the delivery of affordable housing a priority for the planning system¹¹³, and a community's need for affordable housing is a material planning consideration. It is anticipated that at least 980 new affordable homes will be provided over the Plan period.</p> <p>6.117 The authority will seek a material or financial contribution to affordable housing from all new open market housing developments in order to maximise the delivery of affordable housing in an effort to meet the existing and newly-arising need. Where the site is large enough the developer will be expected to provide affordable housing on-site, in accordance with percentage targets stated in GN.28 (for housing allocations) or GN.29 (for windfall sites). These targets are derived from housing viability tests and form an indicative target. The viability tests, conducted using the 3 Dragons Development Appraisal Toolkit, have regard to unique site characteristics and allow for changes to the state of the economy and the economics of</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>development. Where a developer can demonstrate that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes, which contribute to meeting the need for affordable homes in Pembrokeshire. In Local Villages the objective of residential development is to meet the need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.</p> <p>6.118 If on site provision is impractical, for example on small scale developments or where through 'rounding' a large site is left with a fraction of an affordable dwelling to provide, the Council will seek a commuted sum contribution to support off site affordable housing provision.</p> <p>6.119 All affordable housing must be available in perpetuity for people in need of affordable housing and any planning permission will be subject to conditions or a planning obligation to ensure that this will be the case. The Authority will not accept piecemeal development of large sites, whether allocated or otherwise, as a means of avoiding the requirement for affordable housing. Affordable Housing SPG contains important details of tenure and type of affordable housing sought by the authority. It also</p>		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>establishes how the contribution percentage rate may be adjusted and how a commuted sum will be applied.”</p> <p><i>New Footnotes 111, 112 & 113 to read:</i></p> <p>¹¹¹ Such as on small sites where an entire affordable dwelling cannot be provided</p> <p>¹¹² Indicators and timeframes for implementing changes to the target will be contained in Affordable Housing Supplementary Planning Guidance</p> <p>¹¹³ Planning Policy Wales (Edition 4, February 2011), Technical Advice Note 2 (2006), Technical Advice Note 6, Section 4.2 (July 2010)”</p>		
MAC 93	S	GN.3 2b	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Outside Settlement Boundaries Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will only be permitted where it is demonstrated that the proposed development:</p> <ol style="list-style-type: none"> 1. cannot be accommodated on an existing authorised site and is to meet locally arising need or the need of families with a local connection 2. is accessible to existing community, social, educational and other services and 	Matters Arising change is consistent with the HRA report, assessment of Policy	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					3. is sensitively sited in the landscape and satisfactory landscaping is provided.”	would remain unchanged, no further HRA required.	
MAC 94	M	GN.3 2b	6.1 29	N/A	<i>Amend paragraph 6.129 to read:</i> “Proposals for new sites or extensions to existing sites must have good access to services, particularly essential services such as primary schools or and doctors surgeries.”	Change to supporting text to provide clarity, no further HRA required.	-
MAC 95	M	GN.3 2b	6.1 30	N/A	<i>Amend paragraph 6.130 to read:</i> “Site design must combine a layout which will meet the needs of the inhabitants of the site, meet standards for pitch separation and screen mitigate the visual impact of the development on the landscape.”	Change to supporting text to provide clarity, no	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						further HRA required.	
MAC 96	M	GN.3 2b	6.1 31	N/A	<p><i>Amend paragraph 6.131 to read:</i></p> <p>"Gypsy Traveller sites require good road access, particularly those which have an element of, or are entirely transit sites. GN1 General Development Policy will therefore be a key consideration for any proposal. Another criterion of particular importance is the potential impact on amenity of any surrounding properties. GN.1 General Development Policy will therefore be a key consideration for any proposal."</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 97	S	GN.3 3	N/A	N/A	<p><i>Amend footnote 116 to read:</i></p> <p>"Community facilities are any facilities that serve the community and contribute to the quality of everyday life, including local shops, schools, libraries, religious buildings, sports halls and leisure centres, cinemas and theatres, community halls, public houses, post offices and health centres, playgrounds, cemeteries and small scale community based reuse and recycle facilities (including bring sites)"</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 98	S	GN.33	6.136	N/A	<p><i>Amend paragraph 6.136 to read:</i></p> <p>“Acceptable evidence that the facility is no longer required can include any of the following:</p> <p>i) Resolution of County or Community Council to close the facility.</p> <p>ii) That the cost of refurbishment, repair or running costs is greater than the income the facility can generate and no suitable funding is available for its support.</p> <p>iii) Lack of reasonable use in the past e.g. demonstration of very limited use in hours or by very few people.</p> <p>iv) Lack of demand by prospective operators as evidenced by appropriate marketing for sale or rent for 6 months or more.”</p>	Change to supporting text to provide clarity, no further HRA required.	-
MAC 99	M	GN.34	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“A. Outdoor recreation areas, which include public open spaces, leisure routes and recreational facilities, are protected. From inappropriate development.</p> <p>Development will be permitted on outdoor recreation areas where:</p> <p>1. It can be demonstrated by the applicant that The area has no significant public recreational value; or</p>	Change to policy to provide clarity, no further SA/SEA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HR A needed ?
					<p>2. A suitable replacement facility is to be made available; or</p> <p>3. The recreational facilities will be enhanced through the redevelopment of part of the site.</p> <p>B. New outdoor recreation area(s) will be permitted where the following criteria are met:</p> <p>1. It is well located to serve the community needs;</p> <p>2. It is appropriate size, design and form to meet the needs of the people it is intended to serve; and</p> <p>3. Provision is made for the future management and maintenance of the site/route.</p> <p>B - New outdoor recreation area(s) will be permitted where the following criteria are met:</p> <p>1. It is well located to serve community needs;</p> <p>2. It is of appropriate size, design and form to meet the needs of the people it is intended to serve; and</p> <p>3. Provision is made for the future management and maintenance of the site/route."</p>		
MAC	S	GN.3	N/A	N/A	<i>Amend policy to read:</i>	Matters Arising	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
100		5			“Development which would adversely affect the appearance, character or local amenity value of areas of public and private open space will not normally be permitted. In exceptional circumstances, where the proposal will bring clear social and/or economic benefits to the local community and make a positive contribution to the built environment, development may be permitted where it can be demonstrated that no suitable alternative site is available. ”	change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required	
MAC 101	S	GN.3 5a	N/A	N/A	<p><i>New policy to read:</i></p> <p>“GN 35A Green Wedges</p> <p>In order to prevent the coalescence of settlements Green Wedges have been identified at the following locations:</p> <ul style="list-style-type: none"> Haverfordwest / Merlins Bridge (east) 	New Policy. Significant change with potential impacts on	Yes

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<ul style="list-style-type: none"> • Haverfordwest / Merlins Bridge (west) • Haverfordwest / Portfield Gate • Neyland / Llanstadwell • Fishguard / Goodwick • Fishguard / Lower Town • Tenby / Penally <p>These areas have particular importance in maintaining the distinct identities of separate communities. Within the Green Wedges there will be a general presumption against inappropriate development.</p> <p>6.47a Green Wedges play an important role in maintaining Pembrokeshire's landscape setting and preserving openness. Land on the edge of the Hub Towns and tourism centres is vulnerable to the pressure of development, this in turn can result in the urbanisation of rural areas, coalescence of settlements and loss of important green space. This policy aims to identify and protect such vulnerable areas from inappropriate development, as defined in national policy¹¹⁹, with development proposals determined in accordance with PPW paragraphs 4.7.14- 4.7.18.</p>	SACs/Spa. Requires HRA. See separate HRA of Matters Arising Changes.	

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>6.47b Specific details of each of the designations are contained in LDP Background paper ‘Green Wedges’ September 2010. The spatial extent of the Green Wedge allocations is shown on the LDP Proposals Map.”</p> <p><i>New Footnote 119 to read:</i> “ 119 Planning Policy Wales (Edition 4, February 2011), section 4.7.”</p>		
MAC 102	M	GN.36	6.148	N/A	<p><i>Amend paragraph 6.148 to read:</i></p> <p>“The protection and enhancement of biodiversity is fundamental to the high environmental quality of Pembrokeshire. Planning proposals that affect internationally, nationally, regionally and locally designated sites, shown on the Proposals Map, are a material consideration when considering a development proposal and will be assessed in accordance with national planning policy and guidance, working with stakeholders and statutory consultees, and using appropriate data sources. Development Proposals with potential for adverse effect on internationally or nationally important sites will require detailed assessment before progressing. Specifically if any development proposal is likely to have a significant effect on a European, protected site or species it shall be subject to an Appropriate Assessment of the implications in relation to the site’s conservation objectives.”</p>	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 103	M	N/A	N/A	N/A	Amend footnote 121 to read: “CCW LANDMAP and Protected Sites Maps, Core Management Plans of relevant European sites , Phase 1 Habitats Survey data, and the West Wales Biodiversity Information Centre geodatabase of species records and habitat information.”	Minor factual change, no further HRA required.	-
MAC 104	M	GN.3 6	6.1 48	N/A	Amend footnote 123 to read: “Technical Advice Note 5: Nature Conservation and Planning 2009, section 5.3 6.3 ”	Minor factual change, no further HRA required	-
MAC 105	S	GN.3 7	6.1 55	N/A	Delete paragraph 6.155: “ Should the importance of archaeological remains, be outweighed by other material considerations and insufficient to require their physical preservation in situ, the Authority will ensure that the developer has made appropriate and satisfactory provision for the excavation and/or recording and publication of a record of the remains, prior to development commencing. Whenever possible, development should be undertaken in a way that enhances surviving archaeological remains. ”	Change to supporting text to provide clarity, no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 106	S	GN.38	N/A	N/A	<p><i>Amend part of policy to read:</i></p> <p><u>“Local road improvement schemes:</u></p> <p>3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)</p> <p>4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)</p> <p>5. Blackbridge Access Improvement and Waterston bypass¹³⁰</p> <p>6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement”</p> <p><i>New Footnote 130 to read:</i></p> <p>“¹³⁰ Development at this site will be required to comply with the requirements of the Conservation of Habitats and Species Regulations 2010.”</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required	-
MAC 107	M	GN.38	6.158	N/A	<p><i>Amend paragraph 6.158 to read:</i></p> <p>“It is not considered appropriate for this plan to identify aspirational proposals where there is no certainty of implementation within the plan period. Any significant new proposals for new routes or improvements</p>	Change to supporting text to provide	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					may trigger partial or early review of the Plan.”	clarity, no further HRA required.	
MAC 108	S	GN.39	6.161	N/A	<i>Reinstate paragraph 6.161 and amend to read:</i> “6.161 The Civic Amenity site at the Salterns, Tenby, is constrained by size. It serves communities within and outside the Pembrokeshire Coast National Park. A new site to serve South East Pembrokeshire is required and this could be located either within or outside the National Park. The Council has identified a potential site for the new facility within the National Park and intends to submit a planning application to the National Park Authority in the near future. If the application is unsuccessful, the search for a site will continue. If such a site is found in the Council’s planning area, any related planning application would be considered through policy GN.40 (waste minimisation, re-use, recovery, composting and treatment), any other relevant LDP policies and national and regional guidance.”	Change to supporting text to provide clarity, no further HRA required.	-
MAC 109	M	GN.39	6.163	N/A	<i>Amend paragraph 6.163 to read:</i> “In accordance with the Regional Waste Plan a choice of locations and sites for new in-building facilities for handling and treatment of waste and for new open-air waste handling and treatment facilities is provided.	Change to supporting text to	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					These facilities will normally be provided on appropriate B2 employment sites and major industrial sites, some of which are brown field and/or related to ports. The B2 sites listed in this policy have been identified in accordance with the approach set out in the Regional Waste Plan, paragraph 10.2.2. The sites listed as having potential to accept new in-building facilities for handling and treatment of waste will contribute to the provision of waste management facilities rather than being given over entirely to such uses. The intention of listing them in the policy is to direct development interest to potentially appropriate sites.	provide clarity, no further HRA required.	
MAC 110	S	GN.40	N/A	N/A	<p><i>Amend policy to read:</i></p> <p>“Proposals for the development of waste minimisation, re-use, recovery, composting and treatment facilities, including waste transfer stations and ‘energy from waste’ facilities, will be permitted where:</p> <p>1.The site is located at an existing waste management site or at a unit/on a site allocated or protected for B2 uses or at sites with other potential synergies if appropriate, at the type of site otherwise indicated by Welsh Government Technical Advice Note 21 (TAN 21) Waste, paragraph C36: or</p> <p>2. The site can be readily accessed from A or B class roads where transport by road is the only available option; and</p>	Matters Arising change is consistent with the HRA report, assessment of Policy would remain unchanged	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>In all cases;</p> <p>3. There is an identified national, regional or local need for the facility;</p> <p>4. All waste arisings from the new facility have been considered and mitigated; and</p> <p>5. The co-location of the new facilities with potential energy users has been considered and incorporated where possible.</p> <p>In addition, for the development of specialist facilities to process or dispose of hazardous waste:</p> <p>6. It must be demonstrated that no significant adverse impacts will be caused to the health and safety of the public, the economy or the environment.”</p>	d, no further HRA required.	
MAC 111	M	GN.40	6.172	N/A	<p><i>Delete paragraph 6.172:</i></p> <p>“The main concerns regarding facilities to treat such wastes are public health, safety, environmental impact and possible detriment to the local economy. An Environmental Permit will also be required*. Footnote: *by the Environment Agency Wales.”</p>	Change to supporting text to provide clarity, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
Chapter 7							
MAC 112A	M	N/A	7.9	N/A	<p><i>Amend paragraph 7.9 to read:</i></p> <p>“More stringent requirements for infrastructure and public sector restraint on investment in the provision of new infrastructure and buildings may impact on progress during the early years of the plan. However, funding sources such as the Convergence Programme may provide resources to enable delivery of proposals, particularly those relating to economic development”</p>	Change to supporting text to provide clarity, no further HRA required	-
MAC 112B	M	N/A	7.18	N/A	<p><i>Amend paragraph 7.18 to read:</i></p> <p>The key monitoring outcomes shown in figure 2 of this plan indicate those elements of the plan that will attract most attention during annual monitoring. In summary, these are to:</p> <ul style="list-style-type: none"> • Ensure that development takes place in accord with the strategy of the LDP (outcome 1); • Ensure that no additional flood risk arises from development 	Change to supporting text to provide clarity, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>(outcome 2);</p> <ul style="list-style-type: none"> • Ensure that development is delivered in line with the settlement hierarchy. (outcome 3); • Achieve high standards of resource and energy efficiency with all new dwellings meeting the standards sets out in national policy (outcome 4); • Provide and secure take-up of new employment land for port and energy/ renewable energy related sectors (outcome 54); • Protect safeguarded transport routes from inappropriate development (outcome 6); • Monitor levels of new infrastructure provided over the course of the Plan and progress with the prioritisation/funding and development of key strategic transport schemes and improved ICT connectivity (outcome 75); • Ensure that town and local centre vibrancy and diversity are maintained and that Haverfordwest's role as a sub-regional centre is strengthened (outcome 86); 		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<ul style="list-style-type: none"> • Provide a range of holiday accommodation and attractions are available to meet the different needs of visitors (outcome 97); • Ensure new employment and mixed use sites for live/work units are provided in both urban and rural areas and existing sites are safeguarded (outcome 408); • Ensure a range of employment opportunities exist in urban and rural areas (outcome 419); • Ensure that development which would undermine the safeguarded minerals resource is not permitted (outcome 4210); • Ensure that 5,724 new dwellings are provided to deliver 4,274 market dwellings and 1,450 affordable dwellings (outcome 4311); • Ensure development is sensitive to the needs of language sensitive communities in scale and nature (outcome 4412); • Protect existing community facilities and enhance provision (outcome 4513); • Maintain landscape quality, diversity and distinctiveness (outcome 		

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
					<p>1614);</p> <ul style="list-style-type: none"> • Ensure development does not compromise the favourable conservation status of species and habitats of European significance (outcome 1715); • Provide waste facilities to meet the County's requirements (outcome 1816); • Ensure a flourishing historic and built environment (outcome 1917); • Achieve high quality sustainable design (outcome 2018). 		
MAC 113	S	N/A	N/A	N/A	<p>Change to require additional monitoring</p> <p>Changes suggested in August 2012 update supported. Council to provide further suggested triggers with regards to site delivery from 2016 onwards.</p> <p>See Annex 3</p>	Matters Arising Change is to the monitoring section and would not affect	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						implementation of the Plan. No HRA required.	
Glossary							
MAC 114	M	N/A	N/A	N/A	<p><i>Amend 'Habitats Regulations Appraisal (HRA)' definition to read:</i></p> <p>"HRA is required under the European Directive 92/43/EEC and is the assessment of the impacts of implementing a plan or policy project on a Natura 2000 Site. Its purpose is to consider the impacts of a land use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects. Appropriate Assessment (AA) is one part of the HRA process. It is only required where the plan-making body determines that the plan is likely to have a significant effect on European Designated sites, either alone or in combination with other plans or projects. It considers whether the impacts of a plan or project are assessed against the conservation objectives of a European Site, in order to identify whether there are likely to be any adverse effects on site integrity and site features."</p>	Minor factual change, no further HRA required	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
MAC 115	M	N/A	N/A	N/A	<i>New Glossary definition to read:</i> “Outcrop - The surface expression of a mineral resource.”	Change to supporting text to provide clarity, no further HRA required	-
MAC 116	M	N/A	N/A	N/A	<i>Amend ‘Well-related’ definition to read:</i> “A site than can be physically, functionally and visually linked to a settlement Well-related means well related to the built form of a settlement in terms of proximity, physical connectivity and visual relationship.”	Change to supporting text to provide clarity, no further HRA required	-
Appendices							
MAC	S	N/A	N/A	N/A	Amend Appendix 3 Table 2: Housing Supply to reflect re-assessment of	Matters	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
117					<p>anticipated delivery of new residential units in Local Villages and Countryside.</p> <p>See Annex 2.</p>	<p>Arising change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required</p>	
MAC 118	S	N/A	N/A	N/A	<p><i>Create new Appendix 4:</i></p> <p>“Affordable Housing Provision.</p> <p>The estimated and approximate number of affordable homes to be secured from each source of delivery is:</p>	<p>Change to provide clarity on likely sources of delivery</p>	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?	
					A	Planning Obligations	of Affordable Housing, no further SA/SEA required.	
					i	From Allocations¹, including 20% reduction to factor non-development of sites with permission	435	
					ii	From Windfall Sites²	41	
						Total	476	
					B	Registered Social Landlords (RSLs)³		
					i	Pembrokeshire Housing	400	
					ii	Tai Cantref	269	
					iii	40% reduction to eliminate double counting of allocated sites that RSLs will develop (estimate)	-268	
						Total	401	

¹ To include on-site affordable dwellings and off-site commuted sum contributions

² Ibid

³ Figures in rows B.i and B.ii are projected and estimated total delivery to 2021 according to RSLs' business plans and estimates, provided to the Authority in July 2012. Figures include all dwellings, including on allocated sites, windfall sites and exception sites. Row B.iii is an authority-estimate of the number of dwellings the RSLs will develop on allocated sites, which are already counted in row A.i

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?																												
					<table border="1"> <tr> <td>C</td> <td>Other sources</td> <td></td> <td></td> </tr> <tr> <td>i</td> <td>Exception Sites (delivered by sources other than RSLs)</td> <td>10</td> <td></td> </tr> <tr> <td>ii</td> <td>Self-build affordable housing</td> <td>20</td> <td></td> </tr> <tr> <td>iii</td> <td>Rural Enterprise dwellings</td> <td>75</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">Total</td> <td>105</td> <td></td> </tr> <tr> <td>D</td> <td>NET TOTAL (A+B+C)</td> <td>982</td> <td></td> </tr> <tr> <td></td> <td></td> <td>(rounded to 980)</td> <td></td> </tr> </table>	C	Other sources			i	Exception Sites (delivered by sources other than RSLs)	10		ii	Self-build affordable housing	20		iii	Rural Enterprise dwellings	75			Total	105		D	NET TOTAL (A+B+C)	982				(rounded to 980)			
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MAC 119	N/A	N/A	N/A	N/A	<i>Appendix 4 becomes Appendix 5</i>	Minor factual change, no further HRA required.	-																												
Map Changes																																			
MAC	S	SP	N/A	IM 2	Amend boundary of SP2.	Map	Yes																												

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
120		2		Milford Haven	See Annex 4a.	change introduces new spatial areas where SP 2 would apply. Significant change requires HRA. See separate HRA of Matters Arising Changes.	
MAC 121	S	N/A	N/A	IM 5 Neyland	Retain Recreational Open Space Designation at land north of the Rugby Football Field in Neyland. See Annex 4b.	Matters Arising Change is consistent with the HRA report,	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						assessment of Policy would remain unchanged, no further HRA required.	
MAC 122	S	N/A	N/A	IM 6 Fishguard	Modify Amenity Open Space designation to exclude gardens to the rear of Glen Side and Nos 1 and 2 Slade Cottages. See Annex 4c.	Matters Arising Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						required.	
MAC 48	S	GN. 5	N/A	IM 8 Narberth	Amend Proposals Map to identify an Employment allocation at Rushacre Enterprise Park See Annex 4d.	Matters Arising Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
MAC 123	S	N/A	N/A	IM 11 Kilget	Modify Deposit Plan Kilgetty Kingsmoor Common Recreational Open Space designation to exclude land allocated for retail use.	Modification to ensure	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
				ty	See Annex 4e.	consistency of drafting. No need for further HRA.	
MAC 124	S	N/A	N/A	PM 31 Blackbridge	The Council is currently developing the road proposal through the WELTAG process. A report on the outcome of WELTAG stage 2 was presented to the PCC Cabinet on 2 nd July 2012, with a decision to adopt Option 1b of the proposals for the Waterston Bypass and Option 2b for the Blackbridge Access route. The lines for these routes vary from those currently proposed under GN.38 (as modified through 160/FC). A matters arising change is therefore proposed, presenting the agreed routes for each. See Annex 4f.	Significant change requires HRA. See separate HRA of Matters Arising Changes.	Yes
MAC 125	S	N/A	N/A	IM 52 St Florence	Modify Amenity Open Space designation in line with planning permission 06/1609/PA. See Annex 4g.	Modification to ensure consistency of drafting. No need	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						for HRA.	
MAC 126	M	SP6 & GN. 23	5.34 & 6.94 a	All affected PM sheets & Inset Maps	<p>The safeguarding of the mineral resource of the plan area has been undertaken in accordance with Welsh Government policy. The extent of the safeguarded area is not being amended. However, for each affected Proposals Map sheet and Inset Map, the safeguarding information will be refined so that it distinguishes between sand and gravel, hard rock and coal resources.</p> <p>Policy SP 6 records that an Area of Search is identified for future sand and gravel working, which coincides with the safeguarded sand and gravel resource area. The refinement of safeguarding areas shown on affected Proposals Map sheets and Inset Maps will result in this Area of Search being defined spatially by the Plan.</p> <p>This clarification to the Proposals Map sheets and Inset Maps will be presented spatially in the final version of the Plan.</p>	Matters Arising Change is consistent with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	-
MAC 127	M	GN. 39	N/A	IM 1 Haveford west,	Policy GN.39 allocates sites for the provision of new waste management facilities. The schedule of sites in the policy text is correct, but amendments are required to three Inset Maps to ensure that sites listed in GN.39 are presented spatially and in a consistent manner. The	Matters Arising Change is consistent	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
				IM2 Milford Haven & IM3 Pembroke Dock	<p>changes required are:</p> <ul style="list-style-type: none"> • Inset Map 1 (Haverfordwest) – insert black font diamond within circle symbols at Withybush East of Business Park, Withybush North of Business Park and Merlins Bridge Creamery Extension sites. • Inset Map 2 (Milford Haven) – show the diamond within circle symbol at Thornton Industrial Estate at a larger size and in black font. • Inset Map 3 (Pembroke Dock) – show the diamond within circle symbols at Kingswood and Waterloo in black font. <p>The clarification to the specified Inset Maps will be presented spatially in the final version of the Plan.</p>	with the HRA report, assessment of Policy would remain unchanged, no further HRA required.	
MAC 128	M	N/A	N/A	IM 51 – St Dogmaels	<i>Retain Recreational Open Space designation at St Dogmaels School Playing Field.</i>	Matters Arising Change is consistent with the HRA report, assessment of Policy	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?
						would remain unchanged , no further HRA required.	
MAC 129	M	Key to Proposals Map and Insert Maps	N/A	KEY	Safeguarded Mineral Resource (Policy GN-26 SP 6)	Matters Arising Change is consistent with the HRA report, assessment of Policy would remain unchanged , no further HRA required.	-

Change No.	Significant / Minor	Policy No.	Para No.	Map Change	Proposed Change	HRA Screening	HRA needed?