

Appendices

APPENDIX 1: Compatibility of LDP Objectives and SA Objectives

SA Objectives	Key: ✓ = Compatible ? = Uncertain x = not compatible									
21. Protect, enhance and value the built heritage and historic environment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
19. Protect and enhance the landscape and geological heritage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
18. Protect, enhance and value biodiversity	✓	✓	✓	✓	?	✓	✓	✓	✓	✓
17. Safeguard soil quality and quantity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
16. Use land efficiently and minimise contamination	✓	✓	?	✓	✓	✓	✓	✓	✓	✓
15. Reduce the impacts of flooding and sea level rises	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
14. Maintain and protect the quality of inland and coastal water	✓	✓	✓	✓	?	✓	✓	✓	✓	✓
13. Encourage the efficient production, use, re-use and recycling of resources	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
12. Minimise the generation of waste and pollution	✓	✓	?	?	?	✓	?	✓	?	✓
11. Maintain and improve air quality	✓	✓	✓	✓	?	✓	✓	✓	✓	✓
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
9. Support a sustainable and diverse local economy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
7. Protect and enhance the role of the Welsh language and culture	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5. Provide a range of high quality housing including affordable housing to meet local needs	✓	✓	✓	✓	✓	✓	?	✓	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	✓	✓	✓	✓	✓	?	✓	✓	✓	✓
3. Improve education opportunities to enhance the skills and knowledge base	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities, and a clean and healthy environment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1. Develop and maintain a balanced population structure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LDP Objectives	Mitigating and responding to climate change	Delivering design excellence and environmental quality	Sustaining and enhancing the rural and urban economy	Developing vibrant communities providing a range and mix of homes and local services	Building on the County's strategic location for energy and port related development	Supporting the development of the distinctive role of Pembrokeshire's towns, especially within the Haven Hub,	Regenerating Town Centres	Developing a quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment	Improving access to goods and services	Protecting and enhancing the natural and built environment

APPENDIX 2: Assessment of Levels of Growth

Key to the assessment:

- + Potential positive effects
- Potential negative effects;
- ? Uncertain/unclear what effects;
- 0 No relationship with the SA Objective

SA Objectives	Low housing growth level – 345 homes/year This option sought to meet household requirements based on trend based household projections. These projections assumed the continuation of recent trends of population change in respect of migration, births, fertility and mortality. The figures from the paper suggested that over the 10 year period from 2011 until 2021 a housing completion rate of 345 a year would be required. This would result in a total number of 3450 homes being built over the ten year period between 2011 and 2021.		Medium housing growth level – 470 homes/year This option was based on continuing to provide land to meet average house build rates over the last 10 years. PCC monitors housing completions on an annual basis and has data from 1997 until 2007. Historically over this 10 year period, the average completion rate has been 470 a year (not including the area of the National Park). This would result in a total number of 4700 homes being built over the ten year period between 2011 and 2021.		High housing growth level growth – 700 homes/year This growth option represents an aspirational one. In order to help foster economic aspirations it was proposed to adopt a high level of growth option of 700 dwellings per annum. Although the average housing completion rate between 1997 and 2007 was 470 a year, completions in 2004-2005 and 2005-2006 were significantly higher, reaching just over 700 in both years. There are questions about whether such a trend could be maintained in a slowing economy; however it still indicates the potential capacity of the local construction industry to construct at higher than average build rates, which could be further increased by volume builders in the future, if the market were to improve. If a growth option to pursue this trend was followed, this would result in a total of 7000 homes being built over the ten year period between 2011 and 2021.	
	+ - 0 ?	Commentary/ explanation	+ - 0 ?	Commentary/ explanation	+ - 0 ?	Commentary/ explanation
1. Develop & maintain a	0	It would be difficult to argue that this growth option would have some, if any,	0	It would be difficult to argue this growth option would have some, if any, impact	0	It would be difficult to argue this growth option would have some, if any, impact

balanced population structure		impact on the current ageing population structure in Pembrokeshire.		on the current ageing population structure in Pembrokeshire.		on the current ageing population structure in Pembrokeshire.
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment		As this option defines less housing development there may be an impact on services such as healthcare and recreation opportunities as less people will be present to sustain these services. The potential for a clean and healthy environment is similar with all growth options, however without sensitive planning and provision this may not be the case.		As this option has a medium level of growth per year, the number of villages with services that would receive development, proportionately some new development would be further away from health care facilities when compared to the other options, however the focus is still broadly on locating development to areas with services. The potential for a clean and healthy environment is similar with all options.		There is no direct relationship between the number of houses and access to healthcare and recreation and promoting and improving health. This depends on the location of the housing and meeting the needs of people in inappropriate housing may improve their health and locating development in areas with health and recreation services could help meet some of the objective. The potential for a clean and healthy environment is similar with all options.
3. Improve education opportunities to enhance the skills & knowledge base	0	The LDP is a strategic document and will not directly improve education opportunities.	0	The LDP is a strategic document and will not directly improve education opportunities.	0	The LDP is a strategic document and will not directly improve education opportunities.
4. Minimise the need to travel & encourage sustainable modes of transport	+ -	The levels of housing growth could have an effect on transport, if development has an urban focus in areas with a higher number of services means that car use is less likely to be necessary as a greater choice of transport modes will be available. May lead to congestion problems in the areas where development is concentrated, and greater car use of rural populations.	+ -	An overall positive effect is likely (although to a slightly lesser extent than in the low option), though this depends on the location of development, in urban areas, this could mean car use is less likely to be necessary as a greater choice of transport modes will be available. May lead to congestion problems in the areas where development is concentrated.	+ -	The location of the high housing growth in areas with services should minimise the need to travel and provide access to sustainable travel modes. Housing in rural areas may lead to increased car use in these areas.

5. Provide a range of high quality housing including affordable housing to meet local needs	+	This option would allow for the provision of a range of housing including affordable housing. The amount of housing and level of affordable housing provision generated would depend upon the level of growth option chosen, therefore a low growth option would equate to a smaller number of affordable housing overall.	+	This option would allow for the provision of a range of housing including affordable housing at a higher level than the low growth option.	+	The high growth option would provide more affordable housing overall.
	+	Would take account of some of the affordable housing backlog.	+	Would take account of a high amount of the affordable housing backlog.		
6. Build safe, vibrant & cohesive communities which have improved access to key service & facilities	+	All growth options would contribute to building safe, vibrant and cohesive communities. However, the location of the housing will determine the impact on access to services and facilities.	+	All growth options would contribute to building safe, vibrant and cohesive communities. However, the location of the housing will determine the impact on access to services and facilities.	+	All growth options would contribute to building safe, vibrant and cohesive communities. However, the location of the housing will determine the impact on access to services and facilities.
	+	National and local policies will ensure that new housing has regard to issues such as designing out crime.	+	National and local policies will ensure that new housing has regard to issues such as designing out crime.	+	National and local policies will ensure that new housing has regard to issues such as designing out crime.
7. Protect & enhance the role of the Welsh language & culture	+	All three options would allow for the protection and enhancement of the Welsh language and culture. However, occupancy of market housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh speakers or non Welsh speakers.	+	All three options would allow for the protection and enhancement of the Welsh language and culture. However, occupancy of market housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh speakers or non Welsh speakers.	+	All three options would allow for the protection and enhancement of the Welsh language and culture. However, occupancy of market housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh speakers or non Welsh speakers.
8. Provide a range of good quality	+	The growth option may indirectly meet the SA Objective and is compatible with it. Increased housing can provide jobs	+	The growth option may indirectly meet the SA Objective and is compatible with it. Increased housing can provide jobs	+	The growth option may indirectly meet the SA Objective and is compatible with it. Increased housing can provide

employment opportunities accessible to all sections of the population		in construction contributing to the range of employment opportunities.		in construction contributing to the range of employment opportunities.		jobs in construction contributing to the range of employment opportunities.
9. Support a sustainable & diverse local economy	+	All three options would support a sustainable and diverse economy. However, lower growth options would not encourage a huge amount of local economic growth.	+	All three options would support a sustainable and diverse economy.	+	All three options would support a sustainable and diverse economy. A higher growth option would encourage inward investment which would provide employment and provide a variety of homes for employees.
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	+	All three growth options would be able to incorporate policies on renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change.	+	All three growth options would be able to incorporate policies on renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change.	+	All three growth options would be able to incorporate policies on renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change.
	+	WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and flooding.	+	WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and flooding.	+	WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and flooding.
11. Maintain & improve air quality	+	The impact of this level of growth depends on the location of development, if development is in settlements with services, this could reduce the need to travel thereby reducing the potential for air pollution.	+	The impact of this level of growth depends on the location of development, if development is in settlements with services, this could reduce the need to travel thereby reducing the potential for air pollution.	+	The impact of this level of growth depends on the location of development, if development is in settlements with services, this could reduce the need to travel thereby reducing the potential for air pollution.
12. Minimise the generation of waste & pollution	+	Less housing could mean reduced generation of waste; however this also depends on the location of the growth. For example, an increased	-	More housing could mean increased generation of waste; however this also depends on the location of the growth. For example, an increased	-	More housing could mean increased generation of waste; however this also depends on the location of the growth. For example, an increased

	+	concentration of development in the towns could put increased pressure on waste water treatment works, sewage infrastructure, etc. The lack of critical mass of waste could in the short term, prevent the introduction of viable recycling schemes or sustainable treatment methods. Policies on sustainable drainage, good design etc will reduce impacts.	+	concentration of development in the towns could put increased pressure on waste water treatment works, sewage infrastructure, etc. Policies on sustainable drainage, good design etc will reduce impacts.	+	concentration of development in the towns could put increased pressure on waste water treatment works, sewage infrastructure, etc. Policies on sustainable drainage, good design etc will reduce impacts. + New development can present a viable opportunity to exploit a wider range of technologies for recycling and recovery of waste. E.g. localised waste derived fuel incineration with Combined Heat and Power (CHP) within new developments.
13. Encourage the efficient production, use, re-use & recycling of resources	+	Growth with an urban emphasis will encourage economies of scale, resulting from larger development sites.	+	Growth with an urban emphasis would be a more 'efficient' use of resources as economies of scale can be realised.		Growth with an urban emphasis would be a more 'efficient' use of resources as economies of scale can be realised.
14. Maintain & protect the quality of inland & coastal water	-	The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly. However an increased concentration of development in the towns would put increased pressure on water resources, increasing problems of over abstraction of ground water aquifers, etc. Focussing development in urban areas also increases surface water runoff and pollution problems associated with this.	-	The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly. However an increased concentration of development in the towns would put increased pressure on water resources, increasing problems of over abstraction of ground water aquifers, etc. Focussing development in urban areas also increases surface water runoff and pollution problems.	-	The location of housing and other development is unlikely to affect the quality of waters if development is undertaken responsibly. However an increased concentration of development in the towns would put increased pressure on water resources, increasing problems of over abstraction of ground water aquifers, etc. Focussing development in urban areas also increases surface water runoff and pollution problems.

	+	New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	+	New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	+	New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.
15. Reduce the impacts of flooding & sea level rise	?	Development will be directed where flood consequences have been assessed and are acceptable. A low housing growth option would mean less flooding issues.	?	Development will be directed where flood consequences have been assessed and are acceptable.	?	High growth levels may involve building on greenfield land with associated loss of land permeability, greater surface water runoff and consequently a higher risk of flash flooding. Brownfield land will be chosen over greenfield.
	-	Further developing coastal haven towns such as Fishguard, Pembroke and Pembroke Dock may incur increased development costs through the building of sea defences should sea levels rise in the future.	-	Medium growth levels may involve building on greenfield land with associated loss of land permeability, greater surface water runoff and consequently a higher risk of flash flooding. Brownfield land will be chosen over greenfield.	+	National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised. And new housing should incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.
	+	New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	-	Further developing coastal haven towns such as Fishguard, Pembroke and Pembroke Dock may incur increased development costs through the building of sea defences should sea levels rise in the future.		
16. Use land efficiently & minimise contamination	?	Contamination would be a by-product of specific previous development, not of a strategic decision, and should be controlled through conditions. Any existing contamination of brownfield sites would need to be removed, resulting in an improvement to land quality although this may be at a financial cost.	?	Contamination would be a by-product of specific development, not of a strategic decision, and should be controlled through conditions. Any existing contamination of brownfield sites would need to be removed, resulting in an improvement to land quality although this may be at a financial cost.	+	Detailed policies will deal with housing densities and contaminated land.
			+	Efficient use of land can be		

	+	Efficient use of land can be implemented with all three growth options with appropriate housing density policies.		implemented with all three growth options with appropriate housing density policies.		
17. Safeguard soil quality & quantity	0	All three growth options would guard against development in unsuitable locations.	0	All three growth options would guard against development in unsuitable locations.	0	All three growth options would guard against development in unsuitable locations.
18. Protect, enhance & value biodiversity	0	Biodiversity can be as important in urban and rural locations – all options should be inherently compatible with this SA Objective.	0	Biodiversity can be as important in urban and rural locations – all options should be inherently compatible with this SA Objective.	0	Biodiversity can be as important in urban and rural locations – all options should be inherently compatible with this SA Objective.
19. Protect & enhance the landscape & geological heritage	?	The impact on landscape will be most affected by level of growth option, as this SA Objective relates to both urban and rural landscapes equally. The impact of a development is minimised, and can add value to the landscape, if sited and designed appropriately.	?	The impact on landscape will be most affected by level of growth option, as this SA Objective relates to both urban and rural landscapes equally. The impact of a development is minimised, and can add value to the landscape, if sited and designed appropriately.	?	The impact on landscape will be most affected by a high level of growth, as this SA Objective relates to both urban and rural landscapes equally. The impact of a development is minimised, and can add value to the landscape, if sited and designed appropriately.
20. Encourage quality, locally distinct design that complements the built heritage	+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore all three options could potentially positively impact upon locally distinct designs that complement the built heritage.	+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore all three options could potentially positively impact upon locally distinct designs that complement the built heritage.		The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore all three options could potentially positively impact upon locally distinct designs that complement the built heritage.
21. Protect, enhance & value the built heritage & historic environment	+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore all three options could potentially protect, enhance and value the built heritage and historic environment.	+	The Pembrokeshire vernacular design is strongly apparent in urban and rural areas alike; therefore all three options could potentially protect, enhance and value the built heritage and historic environment.	+	This policy along with policies on design should ensure the objective is met.

	+	Potentially, this SA Objective would be most strongly supported in settlements with conservation areas and existing listed buildings.	+	Potentially, this SA Objective would be most strongly supported in settlements with conservation areas and existing listed buildings.	
SUMMARY		The low growth option may not provide improved access to housing (including affordable housing), employment and services. This could threaten economic growth and social well-being. Concentrating new development in urban areas alongside existing population centres will minimise many people's need to travel but may lead to greater congestion in and around these urban areas. Pollution, noise and waste generation would intensify around urban areas, and disproportional pressures placed on communications and utility infrastructure. An evaluation of the overall potential positive, negative, no relation and uncertain effects indicate that Option 1 contributes the least towards the SA Objectives.		This option proposes a medium level of housing growth. The approach is approximately the same as the current JUDP (~500 per year over 15 years). This growth option would not create a level of housing to account for economic growth and local affordable housing needs.	High housing growth can provide for a variety of needs including affordable housing for local people and sheltered housing for the elderly however the occupancy of market housing cannot be controlled so it is uncertain as to whether more housing would lead to a more balanced population structure. High levels of growth can contribute to the economic prosperity of an area, by attracting inward investment etc. This can then improve the well-being of residents.

APPENDIX 3: Assessment of the Strategic Policies

The Strategic Policies were appraised using the key:

- ✓ The policy contributes and/or is compatible with the SA Objective.
- 0 The policy has no direct relationship with the SA Objective.
- ? It is unknown/unclear whether the policy contributes and/or is compatible with the SA Objective.

SP 1 Sustainable development			
All development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy and objective are directly related. By applying this overarching policy to development, human health and well being will be promoted. To what extent it is improved is unclear and would be dependent on the specific development.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	The policy and objective are directly related. Potentially this principle applied to proposals will encourage developers to design new developments with sustainability in mind to encourage less travel or if necessary via sustainable modes.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy and objective are directly related. The policy will help ensure housing is built to a high standard as more attention will be drawn to specific impacts.	✓	✓
6. Build safe, vibrant & cohesive communities	There is a relationship between the policy and this objective.	✓	✓

which have improved access to key services and facilities	Development will be more focussed on achieving a positive social, environmental and economic outcome with strong mitigation measures for any negative impacts therefore helping develop stronger communities in the long term.		
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective. By delivering sustainable development and demonstrating positive social impacts this could help to protect and enhance the role of the Welsh language and culture.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	No direct relationship between the policy and this objective, however the principles of sustainable development promote a sustainable economy which would in turn provide employment.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective, however the principles of sustainable development promote a resilient and sustainable economy.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy and objective are directly related. Development will be more focussed on achieving a positive environmental outcome and any negative consequences will be minimised, this in turn should reduce the impact and contribution to climate change in the long term.	✓	✓
11. Maintain & improve air quality	The policy and objective are directly related. The policy should ensure any negative impacts on air quality are minimised and mitigation measures put in place.	✓	✓
12. Minimise the generation of waste & pollution	The policy and objective are directly related. The policy should encourage the minimisation of waste and pollution and any expected negative impacts will be reduced.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy and objective are directly related. The policy should support this objective by encouraging and detailing the efficiency of production	✓	✓

	highlighting what methods have been used during construction and upon completion in recycling and re-using resources. There are other initiatives and policies which will also support this SA Objective (regional and national waste plans, Code for Sustainable Homes, BREEAM).		
14. Maintain & protect the quality of inland & coastal water	The policy and objective are directly related. The policy should ensure any negative impacts on inland or coastal waters are minimised and mitigation measures put in place if necessary.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is a relationship between the policy and objective but it is unclear how beneficial the policy may be. The policy should minimise the impact of flooding and sea level rise on development.	✓	✓
16. Use land efficiently & minimise contamination	Delivering sustainable development includes the consideration of economic and environmental aspects and may contribute to the efficient use of land. The policy may also support the objective by helping to minimise contamination.	✓	✓
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective, although they are compatible. The policy states that proposals will need to demonstrate how positive environmental impacts will be achieved and adverse impacts minimised. This would also apply to soils.	0	✓
18. Protect, enhance & value biodiversity	The policy and objective are directly related. The policy should encourage the protection and enhancement of biodiversity and put in place mitigation measures for any potential negative impacts.	✓	✓
19. Protect & enhance the landscape & geological heritage	The policy and objective are directly related. The policy should encourage the protection and enhancement of the landscape and geological heritage and put in place mitigation measures for any potential negative impacts.	✓	✓
20. Encourage quality	The delivery of sustainable		

locally distinct design that complements the built heritage	development includes social and environmental benefits. Good design is an aspect of sustainable development that has both social and environmental elements and the policy may contribute positively to the delivery of quality design complementing the local styles of built heritage.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are directly related. The policy should encourage the protection and enhancement of the built heritage and historic environment and put in place mitigation measures for any potential negative impacts.	✓	✓
Summary All SA Objective encourage or require development proposals to be sustainable. This strategic policy which is the overarching policy of the Plan requires the delivery of sustainable development (including positive environmental, social and economic impacts) and as such is not incompatible with any of the SA Objectives. The policy has the potential to help deliver the range of SA Objectives and hence contribute positively to development within the plan area by ensuring that the types of development that take place are appropriate for their location and built and designed in a way to achieve positive impacts.			

SP 2 Port and energy related development

Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Development may improve areas of the port through regeneration and providing access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of	The policy may meet the SA Objective and be compatible with it.	✓	✓

transport	These locations for employment development are close to housing / potential workforce with significant potential for reducing the need to travel and providing sustainable modes of public transport / infrastructure.		
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy will meet the SA Objective and be compatible with it.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may contribute towards meeting the SA Objective and be compatible with it.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy will meet the SA Objective and be compatible with it. Expansion and development of port areas should increase employment prospects which in turn will improve quality of life.	✓	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the SA Objective and be compatible with it. Any port development should increase employment opportunities in the long term in various professions, supporting a diverse population and potentially a younger population. A development within a port may also help benefit the wider area as well through regeneration.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may contribute towards meeting the SA Objective and be compatible with it. There is potential for the development of renewable energy schemes and support for renewable energy schemes, if permitted, within the port areas which would contribute to reducing the impact of climate change. Port related development should consider low carbon technology and development practices that reduce emissions of greenhouse gases, utilise renewable energy technologies and follow sustainable design which in the	✓	✓

	long term contribute to reducing the effects of climate change.		
11. Maintain & improve air quality	The policy may meet the SA Objective. If development can help to reduce greenhouse gas emissions through low carbon development air quality should benefit in the long term.	✓	✓
12. Minimise the generation of waste & pollution	The policy will meet the SA Objective. If construction is undertaken using low carbon development this should reduce pollution and may minimise waste. If renewable technologies and energy efficiency is promoted the development, in the long term, should also contribute to reducing pollution and waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy will meet the SA Objective. During construction the development could use recycled resources and should incorporate sustainable design and energy efficiency (water and energy).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a direct relationship between the policy and this objective. Any development within the land/sea interface will have short term negative consequences on the quality of coastal waters. Development should ensure the impacts are minimised. Port development could lead to an increase in marine traffic which could impact water pollution and water quality.	✓	0
15. Reduce the impact of flooding & sea level rise	The policy may indirectly meet the SA Objective. If development encourages sustainable development and renewable technologies it may contribute to reducing the impacts of climate change in the long run. In the short term development could consider incorporating coastal defences and/or enhanced flood protection to help reduce impacts in the local areas.	✓	✓
16. Use land efficiently & minimise contamination	The policy may meet the SA Objective and be compatible with it.	✓	✓

	Development could be undertaken on brownfield sites or derelict land/buildings within the port areas rather than expanding into adjacent sites.		
17. Safeguard soil quality & quantity	The policy and objective are not related.	0	0
18. Protect, enhance & value biodiversity	There is a relationship between the policy and this objective. Development could impact marine habitats in the short term during construction. Also if port development leads to an increase in marine traffic this could impact water quality. Mitigation would be necessary.	0	0
19. Protect & enhance the landscape & geological heritage	There is a relationship between the policy and this objective. Development may impact the landscape unless carefully designed. GN 22 supports this by specifying that development would be permitted if it does not have a significant detrimental impact on the landscape character of the coast.	0	0
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible. Policies in the LDP would ensure that designs should complement the built heritage.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are related. Any development should enhance the historic environment and be in keeping with its environment.	0	✓

Summary

This policy presents various opportunities to help achieve some of the SA Objectives but it will depend on what development is decided upon and permitted. Development could contribute towards building new cohesive communities support a diversification in the economy and improve human health and well being by improving the environment. New developments could follow sustainable principles and include renewable technologies to ensure good design. Port developments could help to reduce the impacts of climate change by being resource efficient and supporting energy conservation and renewable energy.

Any new developments will also help support the local economy by providing job opportunities and potentially diversifying the economy.

A potential negative impact of port development is the impact on water quality and the marine environment. During construction there could be disruption to marine habitats and an increase in marine activities and traffic could reduce water quality and increase pollution.

Policies in the LDP will ensure any negative impacts are mitigated and minimised.

SP 3 Employment land requirements

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:

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

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?

Summary

The specific employment allocations have been assessed separately.

SP 4 Promoting retail development

The retail hierarchy for Pembrokeshire is:

Sub-regional Town Centre:	Haverfordwest
Town Centre:	Pembroke Dock, Pembroke Milford Haven, Fishguard, Narberth
Local Retail Centre:	Goodwick, Neyland, Crymych, Letterston, Johnston

All new retail and leisure development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy.

Proposals which would undermine the Retail Hierarchy will not be permitted.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy has no direct link to developing and maintaining a balanced population structure. However, renewal of town centres could provide	✓	✓

	more opportunities through jobs for younger people to remain in the county to live and work.		
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy may indirectly meet the SA Objective and is compatible with it. Provision of retail development promotes an active lifestyle and well being. This policy in combination with GN 12 identifies the benefits of locating retail development in centres which already have strong concentrations of these uses and are located near sustainable transport links benefiting the 'access and clean & healthy environment' elements of the SA Objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may indirectly meet the SA Objective and is compatible with it. This policy in combination with GN 12, GN 13, GN 14 and GN 15 identifies the benefits of locating retail development in centres which already have strong concentrations of these uses and are located near sustainable transport links which may minimise the need to travel and may encourage travel via sustainable modes of transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy and SA Objective are directly related. This policy in isolation and in combination with SP1, SP2, SP4, GN 1, GN 12 and GN 14 recognise the impact retail provision can have upon a settlement's vitality and viability. The use of town centre boundaries and stipulating small scale retail development must be located within a settlement should help maintain a vibrant not sprawling environment. Locating retail development in settlements and town centres which already have sustainable transport links may improve access to key services and facilities. Retail development which is consistent in	✓	✓

	scale and nature to the size and character of the Centre should promote vibrant and cohesive communities. The general policy for Retail does not support development which would have a negative impact on the vibrancy and vitality of a Centre. The detailed policies on design may help to address issues such as community safety.		
7. Protect & enhance the role of the Welsh language & culture	SP 4 – There is no direct relationship between the policy and this objective, although they are compatible. SP 9 and GN 1 will ensure that any new development will have regard to the Welsh language and culture.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and SA Objective are directly related. The retail hierarchy identifies town centre boundaries and retail frontages (GN 12) which may provide opportunities for regenerating the retail offer in certain towns. Retail is a large employer across the UK therefore by facilitating these strong retail centres, opportunities for secure employment is likely to be increased.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related. Designating a retail hierarchy is the first step in a suite of policies to support the local economy. Policies such as GN 12 will help to ensure the vitality and viability of town centres remains. Also GN 13, GN 14, GN 15 relate to retail. The policy and objective are directly related. This policy in combination with SP 14 aims to strengthen the complementary function and spatial relationships between the Hub Towns, this aim should support a sustainable and diverse retail economy within Pembrokeshire settlements.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may indirectly meet the SA Objective and is compatible with it. The contribution this policy could make to the reduction of climate change might be an indirect result of supporting retail provision in Pembrokeshire and therefore reducing the need to travel further afield for goods. Any new development will be prepared and reduce the impact of Pembrokeshire's contribution to climate change (supported by GN 1 and GN 2).	✓	✓

11. Maintain & improve air quality	Unclear what the potential relationship between the policy and this objective might be. However new development will be subject to other policies which will ensure that any impacts will be minimised.	0	✓
12. Minimise the generation of waste & pollution	Unclear what the potential relationship between the policy and this objective might be as there are not specific allocations. Other LDP policies will ensure sustainable waste management solutions and the prevention. However, other policies in the LDP and national guidance will ensure that waste and pollution are addressed.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Unclear what the potential relationship between the policy and this objective might be. A potential positive effect could be that in designating town centre boundaries, the re-use of existing buildings that are empty is encouraged for retail use.	?	✓
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective, although they are compatible. Development for retail could impact the water environment through surface water drainage. Other policies in the plan will ensure effects are minimised.	0	✓
15. Reduce the impact of flooding & sea level rise	Unclear what the potential relationship between the policy and this objective might be. Depending on where town centre boundaries are designated there may be an issue. Certain Town Centres, for example, Haverfordwest have existing retail areas within the floodplain. There may also be potential issues in Neyland on the water front. However the Strategic Policy on Sustainable Design will ensure that development is adapted to respond to the impacts of flooding. The precautionary framework included in TAN 15 classifies retail development as 'less vulnerable development'. As development already existing in this area of the town centre and retail development is not considered to be vulnerable development the impact of flooding may in the long term be reduced. Potential flood plain issues in	?	✓

	Haverfordwest, Milford Haven, Goodwick (the Parrog), part of which is an area prone to flooding; other areas which may be affected are the water front in Neyland and a small area of Crymych.		
16. Use land efficiently & minimise contamination	Unclear what the potential relationship between the policy and this objective might be, without the specific allocations. Any redevelopment of town centres such as Haverfordwest, Pembroke Dock, Milford Haven, Pembroke and Neyland is likely to be in areas with existing retail frontages. The definition of town centre boundaries within the Plan should encourage the efficient use of land.	0	✓
17. Safeguard soil quality & quantity	The policy is not directly linked to the SA Objective but is compatible with it.	0	✓
18. Protect, enhance & value biodiversity	The policy may indirectly meet the SA Objective and is compatible with it. Other policies in the LDP will seek to protect and enhance biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	The policy may indirectly meet the SA Objective and is compatible with it. New development has the potential to impact the landscape negatively however in the context of town centre development of the townscape should comply with SP 14 and GN 12. Focussing retail development in main towns and existing retail areas rather than in the open countryside would benefit the landscape. This policy in combination with GN 12 and GN 14 focuses new retail development in towns and settlements rather than the open countryside which may contribute towards landscape protection.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy may indirectly meet the SA Objective and is compatible with it. The policy does not directly address this SA Objective as it is a strategic level policy, however more detailed supporting policies could help address this objective by encouraging good	✓	✓

	shop front design and town centre layout where development should be of an exemplary high quality design that integrates positively with existing development (GN 12). This policy in combination with GN 2 encourages new retail development to make a positive contribution to the built environment of Pembrokeshire, in particular in terms of scale and design of shop frontage and advertising.		
21. Protect, enhance & value the built heritage & historic environment	The policy may indirectly meet the SA Objective and is compatible with it. This policy in combination with GN 2, GN 12 and GN 13 promote high quality design that responds to the current size and character of the Centre. The concentration of new retail development within town centres and local centres may encourage the maintenance and reuse of existing buildings of value.	✓	✓

Summary

This strategic policy raises few concerns as it meets the majority of the SA Objectives. The location of development within the retail hierarchy is not known specifically, while some allocations are specified under GN 14, other retail proposals would be assessed against policies in the Plan.

By focussing retail in existing centres this should help reduce or minimise the need to travel, protect the natural environment and provide access to services for local communities.

By allowing further retail development in existing centres this should help reduce or minimise the need to travel, protect the natural environment and provide access to services for local communities.

This policy in isolation and in combination with other policies is compatible with the SA Objectives. The promotion of retail development within defined town centres should contribute positively towards the conservation of land and existing town centre built environment. The provision of retail and leisure opportunities of an appropriate scale, nature, size and character may contribute to the aims within the Wales Spatial Plan Update 2008 which identifies renewal of town centres as key. In the wider context the provision of retail and leisure opportunities in locations which can be accessed via sustainable modes of transport may have positive social and environmental impacts.

SP 5 Visitor economy

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 the environment and benefit local communities.

SA Objective	Commentary/ explanation	Does this policy contribute	Is this policy compatible

		to meeting the SA Objective?	with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible. The visitor economy makes up a substantial part of the overall economy of the County. The promotion of development relating to visitor economy may make significant contributions to the prosperity of the County and in doing so make provisions for the maintenance of a balanced population.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship between the policy and this objective, although they are compatible. Visitor economy generated from attractions which incorporate recreation may contribute to well being.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy may indirectly meet the SA Objective and be compatible with it.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The requirement of the policy for new developments to be in 'sustainable locations' and in combination with GN 16 which require visitor attractions, unless otherwise agreed, to occupy a site within or adjoining a settlement directly meets the objective. Developments within settlements will help to minimise the need to travel by car as these are likely to be more accessible by other means of transport. Also they offer multi-purpose trips.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may indirectly meet the SA Objective and be compatible with it. Tourism in Pembrokeshire is a major generator for the local economy. An element of the policy requires that the visitor economy will benefit the local community, this may in turn contribute to building safe, vibrant and cohesive communities.	✓	✓
7. Protect & enhance the role of the Welsh	No direct relationship exists between the policy and objective, although they	?	✓

Language & culture	are compatible. The policy requires visitor economy to benefit local communities, a benefit may be through support and protection the Welsh language and culture.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and objective are directly related. Visitor economy is an important source of employment in Pembrokeshire. This policy in combination with GN 16 and in line with Pembrokeshire's tourism strategy may increase year round quality employment provision in sustainable locations.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related. A large part of Pembrokeshire's economy is generated from visitors. This policy in isolation and combination with GN 16 will contribute to a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and objective, although they are compatible. The policy in combination with GN 16 requires that visitor economy are in sustainable locations, this could mean not developing year round attractions in flood risk areas.	0	✓
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
17. Safeguard soil quality & quantity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance &	There is no direct relationship between		

value biodiversity	the policy and objective, although they are compatible. There may be an impact upon biodiversity where temporary structures are replaced with permanent structures. In combination with GN 36 this policy should ensure sites are located to minimise the impacts on biodiversity where possible.	0	✓
19. Protect & enhance the landscape & geological heritage	The requirement of this policy to 'enhance the environment' and contribute to 'quality of attractions' would prevent further impact occurring from developments linked to the visitor economy such as caravans and pitches. Policies GN 18 – 19 provide more detail on how this will operate. The policy does not protect undeveloped areas of the County where landscape is of particular value.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	There is no direct relationship between the policy and objective, although they are compatible. In combination with GN 2 this policy should not have an adverse impact upon the local character and context of Pembrokeshire.	0	✓
21. Protect, enhance & value the built heritage & historic environment	There is no direct relationship between the policy and objective, although they are compatible. In combination with GN 37 this policy should not have an adverse impact upon the historic environment.	0	✓

Summary

Tourism in Pembrokeshire is a major generator for the local economy and provides employment opportunities within the County. The nature of tourism is diverse, different but interdependent activities and operations overlap with other leisure and recreation provisions, it therefore may be difficult to determine direct effects which have resulting from the policy and/or details of the policy. Due to the seasonality of the industry it is difficult to accurately identify effects which may influence the relationship between the policy and SA Objectives.

The policy does require all developments to be located sustainably and enhance the environment and benefit local communities, it could therefore be concluded that the policy is sufficient to ensure social and environmental impacts will not be negative.

The absence of detail within the policy makes it difficult to accurately assess the impact visitor economy may have. Greater detail is needed regarding where visitor development should be focussed for it to be considered 'sustainably located', such as appropriate location of structures for year round tourism – see GN 16 - 20. Also, greater detail is needed regarding 'benefit local communities' as there is potential for contradiction when trying to meet this objective, for example, visitor facilities may help support local facilities, but through the development of second homes and holiday accommodation without prioritising affordable housing, visitor economy may be at the expense of housing people.

SP 6 Minerals			
A contribution to the national, regional and local need for a continuous supply of minerals will be met by: 1. Maintaining a reserve of hard rock and sand and gravel during the plan period; 2. Safeguarding known resources¹ of coal and aggregates (including sand and gravel and hard rock) from permanent development except those in settlements; and 3. Safeguarding the landfall locations for marine dredged sand and gravel.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship between the policy and this objective, although they are compatible. GN 26 does also support this in not allowing further development within buffer zones which may impact on human health and well being.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may indirectly meet the SA Objective and is compatible with it. The policy aims to minimise travel and enhance sustainable methods, encouraging the transportation of minerals through less polluting methods.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible. The policy could have a positive impact on the construction industry, providing adequate supply of materials to meet needs. Also contributing socially, creating a sense of pride, using local	0	✓

¹ At outcrop locations

	building materials that complement the character of the area.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship between the policy and this objective, although they are compatible. The objective promotes improvements to the social and environmental aspects of the community. The policy could contribute by ensuring beneficial after-use of mineral extraction sites.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and objective are directly related. The social contribution to the objective from the mineral extraction would be in the form of long term and stable employment both from the development of new reserves and by increasing the recycled material and secondary aggregate industry.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related. Minerals are an essential resource for economic growth both in the employment sector and as a resource for development The objectives promote sustainable practices for the local economy. Sustainable development of mineral extraction sites would contribute positively.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy and objective are indirectly related. Development will need to ensure that impacts do not contribute towards climate change.	✓	✓
11. Maintain & improve air quality	There is a relationship between the policy and objective. The policy aims to meet the objective through improving air quality. Air quality strategy objectives are currently being met, however future developments may impact on localised air quality. There are presently issues	✓	✓

	with dust from quarries and dust suppression. GN 26 helps support this objective through limiting development in buffer zones to help reduce the proximity of sites to settlement and sensitive land uses and therefore improves the quality of air in the short term.		
12. Minimise the generation of waste & pollution	The policy and objective are directly related. The policy meets the objectives through promoting recycling and using sustainable practices where possible.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy and objective are directly related. The policy will meet the objective through means such as maximising the use of secondary and recycled materials and mineral wastes, as specified in GN 2, and GN 25. Where there is need for a new aggregate supply these should come from locations of low environmental constraint and take account of transport implications.	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a relationship between the policy and this objective. The policy would have a positive effect on the objective if new mineral sites were placed away from inland and coastal and inland waters. Value placed on a particular environment might prevent quarrying altogether, especially where less obtrusive options are available. There could be a negative impact from leachate/run-off from quarries.	✓	✓
15. Reduce the impact of flooding & sea level rise	No direct relationship between the policy and this objective, although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	There is a direct relationship between the policy and this objective. For environmental and economic reasons the objective specifies that land is used efficiently, the strategic policy may have a positive impact on the objectives minimising the area of extraction sites and using the most sustainable methods of extraction.	✓	✓

	GN 25 links to the policy and objective by encouraging efficient land use through the demolition of derelict buildings and reuse of land and materials.		
17. Safeguard soil quality & quantity	There is a direct relationship between the policy and this objective. The Policy would lead to reduced pollution of soils if mineral sites are provided in a sustainable way according to the Regional Technical Statement for Minerals.	✓	✓
18. Protect, enhance & value biodiversity	There is a direct relationship between the policy and this objective. To ensure biodiversity is protected and enhanced sites should be carefully sited and the size of the extraction operation should be restricted if it encroaches upon valuable habitats. Old quarries can have a high biodiversity value.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. In the short term on working sites there may be some degradation to the landscape however the policy could meet objectives by stipulating quality landscaping and beneficial after-use once the mineral extraction site is derelict, that sites are not left derelict, as encouraged by GN 24, and by ensuring planning permissions for future primary extraction are essential and properly planned.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Unclear what the potential relationship between the policy and this objective might be. The policy could meet the objective by encouraging the use of locally extracted materials for construction which would be in-keeping with the built heritage.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective. Locally sourced materials could support this SA Objective.	0	0
Summary In line with regional policy MTAN1 and GN 25 encourages re-use and recycling of materials, and GN 24, the restoration of old sites that is beneficial to the environment and landscape.			

This policy has limited social impacts and there are no direct influences on the population structure, human health and well being or education and skills. Indirectly the policy contributes to developing local distinctiveness by meeting local needs by providing local materials for housing developments. Directly the policy will benefit the economy by improving employment and providing stable, long term opportunities.

This policy raises potential concerns regarding visual pollution and biodiversity; however as the policy will be implemented following national guidance, as set out in the policy statement, the sustainable approach should benefit the majority of the environmental and climatic SA Objectives in the long term.

Some environmental effects depend on location; this will raise location-specific issues which can be addressed at the relevant stage. Mitigation can be dealt with in detailed policies in accordance with the regional plans and by Development Management. The policy has also been subject to Habitats Regulations Appraisal.

Overall if the policy is approached in a sustainable manner the long term benefits should outweigh any short term consequences from an environmental perspective. The social implications are positive in the short and long term.

SP 7 Housing requirement

Land is provided for the development of 5,600 new dwellings.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	Housing can provide for a variety of needs including affordable housing for local people including the younger population and sheltered housing for the elderly. However the occupancy of market housing cannot be controlled so it is uncertain whether more housing would lead to a more balanced population structure.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between providing housing and access to healthcare and recreation. However meeting the needs of people in inappropriate housing may improve their health in the long term. Locating development in areas with access to services including health and recreation facilities could contribute to meeting the objective.	0	✓
3. Improve education opportunities to enhance the skills & knowledge	No relationship between the policy and this objective.	0	0

base			
4. Minimise the need to travel and encourage sustainable modes of transport	Locating development in hub towns and a hierarchy of rural settlements and services centres with essential services should minimise the need to travel and provide access to sustainable travel modes, as a result this policy will have a direct positive effect on this SA Objective.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	This policy along with policies GN 2 and GN 29 should ensure the objective is met.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may indirectly meet the objective and is compatible with it. Locating new housing developments in hub towns and rural settlements with service provision should aid access to key services and facilities. This policy together with GN 2 could contribute towards 'designing out crime' in new housing developments. The scale and distribution of new housing developments within rural settlements in combination with SP 1 may contribute to improved vibrancy and cohesive communities in rural locations within the County.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	Uncertain relationship. Occupancy of market housing in Welsh speaking areas cannot be controlled, however the wide distribution of housing should encourage development in areas which are primarily welsh speaking and in combination with SP 9 may help to sustain the welsh culture.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing can provide jobs in the construction industry which in turn may contribute to the range of employment opportunities. The wide distribution of new housing development may contribute to employment opportunities being accessible to more sections of the population.	✓	✓
9. Support a sustainable & diverse local economy	The policy may indirectly meet the SA Objective and is compatible with it. Housing development provides employment opportunities and housing for the labour force which may contribute to a diverse and sustainable	✓	✓

	local economy.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Indirect relationship between the policy and this objective and it could be compatible. National policy require Code for Sustainable Homes Level 3 and 6 credits under issue ENE 1- Dwelling Emission Rate are attained for all new housing applications for 5 or more dwellings. In 2010 it will be a requirement for all planning applications for 1 or more dwellings in 2010. By 2011 national policy will require all new housing to be carbon neutral. It is anticipated that these measures should contribute. In combination with policy GN 2 and GN 4 this policy is likely to prepare for and reduce the impact of Pembrokeshire's contribution to climate change.	0	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective but it could be compatible. Locating development in settlements with service provision could reduce the need to travel thereby reducing the potential use of polluting vehicles for travel to services.	0	✓
12. Minimise the generation of waste & pollution	No direct relationship between the policy and this objective.	0	?
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship exists between the policy and this objective. This policy in combination with GN 2 and GN 40 may contribute to the recycling and reuse of resources, in particular local materials. Land is a resource, the Welsh Government recommend the efficient use of land. In combination with GN 27 the housing policies therefore recommend densities for the use of land.	0	✓
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective but it could be compatible. This policy in combination with Policy GN 2 stipulates new housing should be adapted for climate change, an element of which is the incorporation of sustainable urban drainage system to reduce surface water runoff and associated pollution to watercourses.	0	✓
15. Reduce the impact of flooding & sea level rise	No direct relationship exists between the policy and this objective but they could be compatible with one another. National planning guidance prevents	0	✓

	housing in flood risk areas which may minimise the impact in the long term. However the scale of new housing development will increase the area covered by hard standing surfaces which may result in an increase in level of surface water runoff, mitigation measures are implemented through Policy GN 2 stipulating sustainable drainage systems should be a part of new development.		
16. Use land efficiently & minimise contamination	No direct relationship between the policy and this objective, however they are compatible. This policy in combination with policy GN 28 sets out minimum standards for provision of units for allocated sites, this approach contributes to aspirations nationally to increase housing density and use land efficiently.	0	✓
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective as new housing will inevitably involve the loss of soil.	0	?
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. This policy in combination with GN 36 contributes to the protection of biodiversity in that where development would disturb or harm species and/or habitats the effects must be minimised or mitigated against.	0	✓
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. The policy in combination with GN 1 is compatible with the objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective. This policy in combination with GN 2 encourages quality and local distinctiveness compatible with the objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	This policy together with GN 37 should ensure the protection and enhancement of the historic environment and meet this objective.	✓	✓
Summary The approach taken to the housing requirements supports development throughout the county. The distribution of housing is defined in SP 12. The wide distribution and balanced scale of development between urban and rural settlements should contribute to maintaining a healthy rural population and prevent over development in areas of the County. The benefit to this approach in terms of access are twofold; reducing the need to travel to essential services and the potential to reduce distance travelled to home/employment which remains one of the major trip generators for the County. National awareness of issues relating to housing and			

impacts upon climate change is reflected at local level within this policy or through this policy in combination with one or more policies. Where housing development is likely to have an impact upon landscape, heritage and/or biodiversity the policy will work in combination with detailed policies to carry out mitigation and/or protection measures.

SP 8 Affordable housing target

Approximately 1,450 new affordable dwellings will be provided.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is a direct relationship between this policy and the SA Objective. This is achieved through local needs affordable housing provision on allocated and windfall sites detailed under SP 7 and SP 12 and as part of major housing developments.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship exists between this policy and the SA Objective. Although through the provision of local needs affordable housing on all housing allocation and windfall sites as part of major housing developments the needs of those in inappropriate housing may be met. A requirement of GN 2 for development, including the provision of well-designed outdoor space with good linkages may, in part, contribute to improvements in human health and well being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the policy and this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	No relationship exists between the policy and the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy in isolation and in combination with GN 2 will achieve the SA Objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services	Unclear what the potential relationship between the policy and this objective might be. In combination with GN 29 the policy may contribute to building	?	✓

and facilities	vibrant and cohesive communities through making affordable housing available to local people and building housing developments for mixed tenure.		
7. Protect & enhance the role of the Welsh Language & culture	An indirect relationship between the policy and objective may exist. This policy in combination with GN 29 may provide homes for local people in need of affordable homes in primarily Welsh speaking communities.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing growth may indirectly provide employment opportunities in construction.	✓	✓
9. Support a sustainable & diverse local economy	An indirect relationship exists between the policy and SA Objective. Through promoting a diverse housing stock in terms of affordability it may support a diverse work force and local economy. The provision of local need affordable housing may contribute to the retention of people of working age supporting a sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective, although they are compatible. Cumulatively this policy, SP1 and GN2 may reduce Pembrokeshire's contribution to climate change in the long term through locating housing where the need to travel may be reduced or where the opportunity exist to travel via more sustainable modes of travel and building carbon neutral homes.	✓	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective, although they are compatible.	0	✓
12. Minimise the generation of waste & pollution	No direct relationship between the policy and this objective, although they are compatible. New development will create waste. Policies in the Plan address waste and pollution.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between the policy and this objective. This policy in combination with SP 11, GN 2 and GN 40 may contribute to the recycling and reuse of resources, in particular local materials.	0	✓

14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective but it could be compatible. This policy in combination with Policy GN 2 stipulates new housing should be adapted for climate change, an element of which is the incorporation of sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	0	✓
15. Reduce the impact of flooding & sea level rise	Housing would not be permitted in areas of flood risk which should maintain and protect waterways from this type of development.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship exists between this policy and the SA Objective.	0	0
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. This policy in combination with GN 36 contributes to the protection of biodiversity in that where development would disturb or harm species and/or habitats the effects must be minimised or mitigated against.	0	✓
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. The policy in combination with GN 1 and GN 2 is compatible with the objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy in combination with GN 2 may indirectly meet the SA Objectives and is compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy may indirectly meet the SA Objective and is compatible.	✓	✓

Summary

Pembrokeshire's aging population has been identified as a trend which needs to be limited and where possible reversed. The provision of affordable housing as part of major housing developments and through land allocations should significantly contribute towards a balanced population and promote vibrant and cohesive communities through mixed tenure developments. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to non affordable housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate for protect where appropriate. There is currently a backlog of affordable housing need in Pembrokeshire, it is envisaged the amount of affordable housing developed under this policy will contribute to meeting the backlog, this may in the long term lead to improved health and well being.

SP 9 Welsh language			
Development will be managed sensitively in areas where the Welsh Language has a significant role in the local community.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy may indirectly meet the SA Objective and is compatible with it. Depending on what types of mechanisms are introduced, the policy should help to ensure a balanced population structure, by helping to maintain and encourage Welsh speaking communities in the county. This is further promoted in GN 1 and GN 2.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy directly meets the SA Objective and is compatible with it. This policy could improve the development of education opportunities by improving the skills and knowledge base in terms of teaching and education through the Welsh language.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	No direct relationship between the policy and this objective, although they are compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	This policy will support this SA Objective in terms of Welsh speakers contributing to building cohesive communities. This may not have an effect on access to services.	✓	✓
7. Protect & enhance the	The policy and objective are directly		

role of the Welsh Language & culture	related.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	This policy may indirectly meet the SA Objective by providing employment opportunities to Welsh speakers and developing the languages role in the community.	0	✓
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective, although they are compatible. The Welsh language presents an opportunity to diversify and sustain the economy.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective, although they are compatible.	0	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective, although they are compatible.	0	✓
12. Minimise the generation of waste & pollution	No direct relationship between the policy and this objective, although they are compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between the policy and this objective, although they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective, although they are compatible.	0	✓
15. Reduce the impact of flooding & sea level rise	No direct relationship between the policy and this objective, although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	No direct relationship between the policy and this objective, although they are compatible.	0	✓
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective, although they are compatible.	0	✓
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective, although they are compatible.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible.	0	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible.	0	✓
Summary			

This policy has a limited impact on the majority of the SA Objectives and there is no relationship with the environmental objectives. The policy may impact on the social topics and potentially, depending on what mechanisms are introduced, may help maintain a balanced population structure and build cohesive communities. The policy may impact on education which in turn could contribute towards improving employment opportunities, diversifying economic activities and strengthening the local economy.

SP 10 Transport infrastructure and accessibility

Improvements to the existing transport infrastructure that increase accessibility to employment, services and facilities, particularly by sustainable means, will be approved.

Identified improvements to the existing transport infrastructure will be safeguarded.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy will not directly meet this objective, but they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy will not directly meet this objective, but they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The relationship between the policy and objective is unclear. The concentration of development in a hierarchical fashion should reduce the need for car travel and distances travelled. Permitting proposals to improve road infrastructure may be necessary to sustain economic growth.	0	?
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy indirectly meets the objective. The policy in isolation and in combination with GN 38 should lead directly to improvements in transport infrastructure which may improve access to key services and facilities.	✓	✓

7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy indirectly meets the objective. The aim of the policy in isolation and in combination with GN 38 is to improve transport infrastructure, these improvements may enable employment opportunities to become accessible to a wider section of the population.	0	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the objective. The aim of the policy is to sustain improved economic growth through improvements to the transport infrastructure.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Unclear what the potential relationship between the policy and this objective might be. The policy allows for sustainable transport therefore contributing positively to the SA Objective.	?	?
11. Maintain & improve air quality	Unclear what the potential relationship between the policy and this objective might be. The policy allows for sustainable transport therefore contributing positively to the SA Objective.	?	?
12. Minimise the generation of waste & pollution	Unclear what the potential relationship between the policy and this objective might be. The policy allows for sustainable transport therefore contributing positively to the SA Objective.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources	There is no relationship between the policy and SA Objective, although they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and SA Objective, although they are compatible.	0	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and SA Objective, although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and SA Objective, although they are compatible.	0	✓
17. Safeguard soil quality & quantity	There is no direct relationship between the policy and SA Objective, although they are compatible. Improvements to the existing road infrastructure may impact upon soil quality and quantity, protection measure to ensure this resource is safeguarded should be	0	✓

	covered by detailed policy.		
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and SA Objective, although they are compatible. The policy in combination with GN 36 should allow road infrastructure improvements to be implemented without adverse affects to biodiversity or without suitable mitigation measures being carried out.	0	✓
19. Protect & enhance the landscape & geological heritage	There is no direct relationship between the policy and SA Objective, although they are compatible. The policy in combination with GN 1 should allow road infrastructure improvements to be implemented without adverse affects to landscape or without suitable mitigation measures being carried out	0	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible.	0	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible.	0	✓
Summary The Regional Transport Plan has been developed taking into account sustainability objectives (developed in its own SA/SEA) and these will flow through into the LDP. Potential effects include the impacts that proposals for new and improved transport routes may have on the environment (air quality, surface water run-off, biodiversity, habitats and species) and existing buildings and structures (particularly those of historic or architectural interest). The policy could lead to greater road usage by means of private transport but there could be benefits if local access is improved and opportunities for sustainable travel enhanced. There could also be some indirect positive impacts in relation to the social SA Objectives – for instance improved access to employment opportunities, improvement of economic prosperity, support for the rural economy and benefits to tourism. Any development as a result of the Regional Transport Plans will be subject to assessment at the project stage.			

SP 11 Waste

Production of waste and its impact on the environment will be minimised and the use of waste as a resource maximised, through re-use, recovery for materials or energy and, where this cannot be achieved, safe disposal, using the best practicable environmental option.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population	No direct relationship between the policy and this objective, although they	0	✓

structure	are compatible.		
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy may indirectly meet the SA Objective and is compatible with it. Through managing waste in a sustainable manner may reduce land needed for landfill therefore not encroaching on open space. Also pollution associated with landfill and contaminated land may be reduced helping to enhance a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may indirectly meet the SA Objective and is compatible with it. The policy aims to minimise travel and enhance sustainable method, encouraging the transportation of waste through more less polluting methods.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship between the policy and this objective, although they are compatible.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	The strategic policy has no relation to the objective	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and objective are directly related. The social contribution to the objective from waste would be in the form of long term and stable employment.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related. The objectives promote sustainable practices for the local economy. Sustainable development of waste sites contribute positively as would access to recycling sites and encouragement towards reducing, re-using and recycling.	✓	✓

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy and objective are directly related. The objective strategy looks at Pembrokeshire's contribution to the reduction of climate change, that reduces emissions of polluting gases, maximise use of secondary and recycled materials and waste products.	✓	✓
11. Maintain & improve air quality	There is a relationship between the policy and objective. The policy aims to meet the objective through improving air quality. Air quality strategy objectives are currently being met, however future developments may impact on localised air quality. There are presently issues with dust. Local impacts would need to be mitigated.	✓	✓
12. Minimise the generation of waste & pollution	The policy and objective are directly related. The policy meets the objectives through recycling and using sustainable practices where possible. This is repeated in GN 40 where it supports the hierarchical approach to waste management prioritising the most sustainable option. GN 40 details the proposition of developments to recover and re-use materials including waste transfer stations and GN 39 mentions energy from waste which both would help meet the objective to minimise the waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy and objective are directly related. The policy will meet the objective through means such as maximising recycling and encouraging the reduction and re-use in waste.	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a relationship between the policy and objective. The policy would have a positive effect on the objective if new waste sites were placed away from inland and coastal and inland waters. Value placed on a particular environment might prevent sites altogether,	?	?

	especially where less obtrusive options are available. There could be a negative impact from leachate/run-off from waste sites.		
15. Reduce the impact of flooding & sea level rise	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and objective. For environmental and economic reasons the objective specifies that land is used efficiently, the strategic policy may have a positive impact on the objectives minimising the area of waste sites.	✓	✓
17. Safeguard soil quality & quantity	There is a direct relationship between the policy and objective. The Policy would lead to reduced pollution of soils if waste sites are provided in a sustainable way according to the South West Wales Regional Waste plan. Indirect, medium term effect due to reduced pollution caused by burning fossil fuel or treatment of waste. The expected positive effects on the reuse of previously developed land could be offset by the potentially adverse impact of landfill site on land and soils pollution, which could deter reclamation. The effects depend where the facilities are located.	✓	✓
18. Protect, enhance & value biodiversity	There is a relationship between the policy and objective. Through managing waste sites in a sustainable manner biodiversity may be protected in the long term. Through siting facilities carefully threats to habitats can be reduced. By encouraging alternatives to landfill the impacts of climate change can be reduced which benefits biodiversity in the long term.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and objective.	✓	✓

	The policy could meet objectives by stipulating quality landscaping once the waste site is derelict, not leaving sites derelict and ensuring planning permissions for future sites are properly planned.		
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
Summary This policy raises concerns regarding visual impacts and biodiversity, however the policy will be implemented following national guidance as set out in the policy statement and should therefore take into consideration the majority of the SA Objectives within the plan. The impacts of waste sites and resources are location-specific issues which can be addressed at the relevant stage. Waste sites could be provided locally, which would reduce travel times. Environmental effects depend on location. Mitigation can be dealt with in detailed policies in accordance with the regional plans and by Development Management. The policy has been subject to Habitats Regulations Appraisal. GN 39 specifies allocated sites for the provision of new waste facilities and GN 40 proposes generic criteria for waste minimisation, re-use, recovery, composting and treatment proposals. GN 41 sets criteria for disposal of waste on land, which is now a last resort where other waste management solutions are unavailable.			

SP 12 The settlement hierarchy

A settlement hierarchy is defined on the basis of functional characteristics and availability of services and facilities, as follows:

1. Hub Towns

1a Haven Hub

Haverfordwest
Milford Haven
Pembroke Dock
Pembroke
Neyland

1b North Pembrokeshire Hub

Fishguard
Goodwick

2. Rural Settlements

2a Rural Town

Narberth

2b Service Centres

Crymych
Johnston
Kilgetty
Letterston

2c Service Villages

Abercych	Hermon	Pentlepoir
Begelly	Hook	Pont-yr-Hafod
Blaenffos	Houghton	Puncheston
Boncath	Hundleton	Robeston Wathen
Broadmoor	Jeffreyston	Roch
Bwlch-y-Groes	Lamphey	Rosemarket
Carew / Sageston	Llanddewi Velfrey	Simpson Cross
Cilgerran	Llandissilio	Spittal
Clarbeston Road	Llangwm	St Dogmaels
Clunderwen	Maenclochog	St Florence
Cosheston	Martletwy	Tavernspite
Croesgoch	Mathry	Tegryn
Crundale	Milton	Templeton
Eglwysrwrw	New Hedges	Tiers Cross
Hayscastle Cross	Penally	Wolfscastle

2d Large Local Villages

Burton	Keeston	Stepaside
Burton Ferry	Llanstadwell	Summerhill
Camrose	Ludchurch	Trefgarn Owen
East Williamston	Masclle Bridge	Waterston
Freystrop	Pen-y-Bryn	
Hill Mountain	Scleddau	

2e Small Local Villages

Ambleston	Llangolman	Reynalton
Barnlake	Llanmill	Rhoshill
Bentlass	Llanteg	Rosehill
Bethesda	Llanteglos	Sardis
Brynba	Llanycefn	Square and Compass
Carew Cheriton	Llanychaer	St Twynnells
Carnhedryn	Llawhaden	St Nicholas
Carregwen	Llwyncelyn	Star
Castlemorris	Llys-y-Fran	Sutton
Clarbeston	Longstone	Thomas Chapel
Cold Blow	Lower Freystrop	Thornton
Cold Inn	Maddox Moor	Treffgarne

	Crinow	Maiden Wells	Treffynnon	
	Cuffern	New Moat	Troopers Inn	
	Deerland	Newchapel	Tuften	
	Glandwr	Pelcomb Cross	Upper Nash	
	Glogue	Penffordd	Uzmaston	
	Gumfreston	Penycwm	Wallis	
	Lampeter Velfrey	Pleasant Valley	Walton East	
	Liddeston	Portfield Gate	Wiston	
	Little Honeyborough	Postgwyn	Wolfsdale	
	Little Newcastle	Poyston Cross	Woodstock	
	Llandeloy	Princes Gate		
	Llanfyrnach	Redberth		
SA Objective	Commentary/ explanation		Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Housing in the hub towns and settlement hierarchy can support a balanced population structure. By provide for a variety of needs including affordable housing for local people and sheltered housing for the elderly.		✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between providing housing and access to healthcare and recreation and promoting and improving health. However meeting the needs of those people who currently live in inappropriate housing may improve their health and locating development in areas with health and recreation services could help meet some of the objective. Providing housing land in the hub towns will indirectly provide the population in these areas access to key services such as healthcare.		0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the policy and this objective.		0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	By locating development in hub towns and according to a hierarchy of settlements with services this should minimise the need to travel and provide access to sustainable travel modes.		✓	✓
5. Provide a range of high quality housing	This policy along with policies on design (GN 2) and affordable housing		✓	✓

including affordable housing to meet local needs	(SP 8) should ensure the objective is met.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship to the policy providing safe communities and unclear in respect of improving access to services. Locating new homes in settlements with services will ensure access but it won't improve access for existing homes. Later policies and reference to national policy will ensure that new housing development has regard to issues such as designing out crime for example.	0	✓
7. Protect & enhance the role of the Welsh language & culture	Uncertain relationship. Occupancy of market housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh Speakers or non Welsh speakers.	?	?
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing across the plan area can provide jobs in construction contributing to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	The policy may indirectly meet this SA Objective and is compatible with it. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective but it could be compatible. WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and flooding. New development is also required to incorporate energy saving and renewable energy technologies where appropriate (GN 4).	0	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective but it could be compatible. Locating development in settlements with services could reduce the need to travel thereby reducing the potential for pollution. Other policies will also contribute towards improving air quality for example through encouraging renewable energy.	0	✓
12. Minimise the generation of waste &	Waste will be generated as a direct consequence of new development,	0	✓

pollution	however in terms of waste collection this will be more concentrated and therefore more sustainable for refuse collection vehicles. Policies will ensure pollution is minimised.		
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between this policy and this objective, however there are other policies which will encourage sustainability.	0	0
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective but it could be compatible. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	0	✓
15. Reduce the impact of flooding & sea level rise	No direct relationship between the policy and this objective but it could be compatible. National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised.	0	✓
16. Use land efficiently & minimise contamination	No direct relationship between the policy and this objective. Other policies will deal with housing densities and contamination (GN 1, GN 2).	0	0
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective as new housing will inevitably involve the removal of soil.	0	?
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective, however policies on biodiversity	0	?
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective.	0	?
20. Encourage quality locally distinct design that complements the built heritage	The policy is compatible with the objective and any new development will also take in to account General Policy 35 relating to the Historic Environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	This policy along with policies on design should ensure the objective is met.	✓	✓
Summary Locating housing according to the settlement hierarchy according to their functional characteristics and provision of services and facilities in all areas, including rural areas should ensure travel can be minimised and access to services and facilities is improved. Developing the complementary roles of hub towns will have positive economic benefits by reducing competition and allowing towns to develop their specialised roles. If services are divided			

between the towns rather than available in all of them this may increase travel although this can be mitigated with a choice of sustainable travel options within and between hubs. National planning policies and the detailed local development policies will deal with, soils, waste and flooding (TAN15, SP1, GN 1, GN2). Any impact on biodiversity, landscape and the built heritage will be prevented or mitigated by policies to protect them (GN 1, GN 36, GN 37).

SP 13 Settlement boundaries

Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres and Service 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 local needs affordable housing will be permitted.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	The definition of settlement boundaries to enable housing development in the settlement hierarchy will provide for a variety of needs. In combination with policy SP 7, SP 8, SP 12, GN 27, GN 28 and GN 29 the combined policy approach will ensure adequate provision of housing, including affordable housing which should indirectly lead to a more balanced population structure.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between providing housing and access to healthcare and recreation and promoting and improving health. However meeting the needs of those people who currently live in inappropriate housing may improve their health and locating development in areas with health and recreation services could help meet some of the objective. Providing housing land in the line with the settlement hierarchy will indirectly provide the population in these areas access to key services such as healthcare.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the policy and this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of	By locating development in hub towns and according to a hierarchy of settlements with services this should	✓	✓

transport	minimise the need to travel and provide access to sustainable travel modes.		
5. Provide a range of high quality housing including affordable housing to meet local needs	This policy along with policies on design (GN 2) and affordable housing (SP 8 and GN 29) should ensure the objective is met.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship to the policy providing safe communities and unclear in respect of improving access to services. Locating new homes in settlements with services will ensure access but it won't improve access for existing homes. Later policies and reference to national policy will ensure that new housing development has regard to issues such as designing out crime for example.	0	✓
7. Protect & enhance the role of the Welsh language & culture	Uncertain relationship. Occupancy of market housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh Speakers or non Welsh speakers.	?	?
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing across the plan area can provide jobs in construction contributing to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	The policy may indirectly meet this SA Objective and is compatible with it. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective but it could be compatible. WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and flooding. New development is also required to incorporate energy saving and renewable energy technologies where appropriate (GN 4).	0	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective but it could be compatible. Locating development in settlements with services could reduce the need to travel thereby reducing the potential for pollution. Other policies will also contribute towards improving	0	✓

	air quality for example through encouraging renewable energy.		
12. Minimise the generation of waste & pollution	Waste will be generated as a direct consequence of new development, however in terms of waste collection this will be more concentrated and therefore more sustainable for refuse collection vehicles. Pollution will be mitigated through policies such as GN 1 and GN 2.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between this policy and this objective, however there are other policies which will encourage sustainability.	0	0
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective but it could be compatible. New housing should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	0	✓
15. Reduce the impact of flooding & sea level rise	No direct relationship between the policy and this objective but it could be compatible. National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised.	0	✓
16. Use land efficiently & minimise contamination	No direct relationship between the policy and this objective. Other policies will deal with housing densities and contamination (GN 1, GN 2).	0	0
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective as new housing will inevitably involve the removal of soil.	0	?
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective, however policies on biodiversity will ensure that the biodiversity resource is protected and enhanced.	0	?
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective. Settlement boundaries have been defined for areas with physical, functional and visual connections.	0	?
20. Encourage quality locally distinct design that complements the built heritage	The policy is compatible with the objective and any new development will also take in to account GN 37 relating to the historic environment.	✓	✓

21. Protect, enhance & value the built heritage & historic environment	This policy along with policies on design (GN 2) should ensure the objective is met.	✓	✓
Summary Locating housing according to the settlement hierarchy according to their functional characteristics and provision of services and facilities in all areas, including rural areas should ensure travel can be minimised and access to services and facilities is improved. Developing the complementary roles of hub towns will have positive economic benefits by reducing competition and allowing towns to develop their specialised roles. If services are divided between the towns rather than available in all of them this may increase travel although this can be mitigated with a choice of sustainable travel options within and between hubs. National planning policies and the detailed local development policies will deal with, soils, waste and flooding (TAN15, SP 1, GN 1, GN2, GN 36). Any impact on biodiversity, landscape and the built heritage will be prevented or mitigated by policies to protect them.			

SP 14 Hub towns Within the Hub Towns development will encourage sustainable communities and complementary relationships between the Towns by promoting each of the following: 1. Development in locations which support and reinforce the roles of the towns within the Hubs; 2. High quality accommodation that supports diversity in the residential market; 3. Opportunities for new commercial, retail, tourism, leisure and community facilities; 4. Appropriate land uses which are well-related to a settlement boundary; and 5. Accessibility to services by a range of sustainable modes of transport.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	By providing more housing, strategic employment sites and renewal of town centres in the Hub Towns, more opportunities may be available for younger people to remain in the county to live and work. GN 29 will also ensure that adequate provision of affordable housing is made.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Development within the Hub Towns according to their functional characteristics and provision of services and facilities. Therefore access to services will be improved. All new development will be subject to policies which encourage sustainable development, which will contribute to a clean and health environment. GN 3 Infrastructure and New Development along with other policies (e.g. GN 34 Protection and Creation of Outdoor	✓	✓

	Recreation Areas) will also ensure that developers provide community facilities where a need is defined. New homes should also be designed to accommodate a variety of changing needs and encouraged to comply with the Lifetime Homes Standard where homes support flexible, adaptable and accessible.		
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy will meet the SA Objective and is compatible with it. Criteria 5 of the policy ensures that there is accessibility to services by a range of sustainable modes of transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	Direct relationship between the policy and this objective. The policy promotes development in the Hub Towns, including housing.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy and SA Objective are directly related. The policy can affect this objective by providing good access to a range of facilities and services in the Hub Towns such as commercial, retail, tourism, leisure and community facilities. Policies on design may help to address issues such as community safety.	✓	✓
7. Protect & enhance the role of the Welsh language & culture	There is no direct relationship between the policy and this objective, although they are compatible. SP 18 and GN 1 will ensure that any new development will have regard to the Welsh language and culture.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible. Development can provide jobs in construction contributing to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	Development will provide jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy and SA Objective are compatible. WG will require new housing from 2011 to be carbon neutral. The reasoned justification for GN 2 Sustainable Design states that new housing will be expected to	✓	✓

	conform to or exceed the recognised national sustainable building standards of the Code for Sustainable Homes (CfSH) and/or the Building Research Establishment Environmental Assessment Method (BREEAM). Development will be required to address energy efficient and climate responsive design at an early stage (e.g. sustainable construction which incorporates sustainable drainage systems, reducing surface water runoff and flooding and waste management solutions). Designs will need to demonstrate that they have taken account of the need to adapt to the impacts of climate change. For example through GN 4 – where new developments will need to minimise resource demand, improve resource efficiency use power generated from renewable resources. Any new development will be prepared and reduce the impact of Pembrokeshire's contribution to climate change (supported by GN 1 and GN 2).		
11. Maintain & improve air quality	The policy and this objective are compatible. Housing could also result in an overall increase in cars. The BREEAM Code for Sustainable Homes will also ensure that new development work towards reduced carbon emissions. New development will be subject to other policies which will ensure that any impacts will be minimised.	✓	✓
12. Minimise the generation of waste & pollution	New development will generate waste, however in terms of waste collection this will be more concentrated and therefore more sustainable for refuse collection vehicles. Development will be subject to GN 2 where sustainable waste management solutions are incorporated. GN 3 also requires development which generates a directly related need for new or improved infrastructure to be provided, this may include sewer upgrades, which may decrease impacts from pollution. Other policies in the LDP and national guidance will ensure that waste and pollution are addressed. Local, regional and national policies	✓	✓

	exist for waste management and pollution (e.g. SP 1 and GN 2, waste legislation and targets).		
13. Encourage the efficient production, use, reuse & recycling of resources	Development will be assessed against GN 2 and other policies (GN 3) will ensure compliance with the SA Objective. A potential positive effect could be that in town centres, the re-use of existing buildings that are empty is encouraged for development. Resource efficiency is an aspect of GN 1 and GN 2 which all policies will need to meet. This includes resources such as water, energy, materials used, construction techniques, sustainable drainage systems, waste management.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and therefore the associated potential pollution to watercourses. New developments will increase the loading of sewerage infrastructure, GN 1 ensures that necessary appropriate service infrastructure (specifically sewage and surface water disposal) can be provided. Any improvements to surface water disposal will benefit water quality in the Hub Towns.	✓	✓
15. Reduce the impact of flooding & sea level rise	National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised. In terms of reducing the impact of flooding and sea level rise, in the case of housing allocations, development will need to respond to the impacts of flooding through design. Policies which ensure that sustainable drainage systems are incorporated will ensure no excess pressure is placed on the water environment.	✓	✓
16. Use land efficiently & minimise contamination	Land will be used efficiently and development policies will ensure that contamination is minimised. GN 2 ensures that development is appropriate in terms of its layout, scale and density. Development will need to ensure that no contamination will occur and any development where there may be concerns of contaminated land, then Public Protection section will be consulted.	✓	✓

17. Safeguard soil quality & quantity	Uncertain as to whether the policy is compatible with the objective as new development will inevitably involve the removal of soil. This is unlikely to have a significant effect on agricultural land for example.	0	0
18. Protect, enhance & value biodiversity	Development in the Hub Towns will include improvements to biodiversity and mitigation (through GN 1, GN 2 Design, and GN 3, GN 36).	✓	✓
19. Protect & enhance the landscape & geological heritage	New development has the potential to impact the landscape negatively, however in the context of town centre development of the townscape should comply with policies. Focussing retail development in the main Hub Towns rather than in the open countryside would benefit the landscape.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Development will be assessed against design policies to ensure that the development complements the built heritage (GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Development will need to have regard to the built heritage and historic environment. GN 1 and GN 2, GN 37 will assist in ensuring that development complements the built heritage and historic environment.	✓	✓
Summary The complementary role of the Hub Towns will have positive economic benefits by reducing competition and allowing towns to develop their specialised roles. If services are divided between the towns rather than available in all of them this may increase travel although this can be mitigated with a choice of sustainable travel options within and between hubs. Other national planning policies and detailed local development policies will deal with soil protection, waste and flooding etc. There may be an impact on biodiversity, landscape and the built heritage etc. but any such impact can be prevented or mitigated by policies to protect them. The policy is location dependent and detailed policies and land allocations will dictate; where allocated in the Plan these have been assessed accordingly.			

SP 15 Rural settlements

Within the Rural Settlements development will encourage sustainable communities and a thriving rural economy by promoting:

1. Development of a scale and nature identified as being appropriate for the settlement.
2. High quality accommodation of tenure(s) appropriate for the settlement.
3. Opportunities for new commercial, retail, tourism, leisure and community facilities.
4. Appropriate land uses which are well-related to a settlement boundary.
5. Greater accessibility to existing and new services.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy would contribute positively to the objective by retaining and further developing facilities and housing.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy will meet the SA Objective and is compatible with it. The policy may contribute to the objective in that providing development in rural settlements will provide access to commercial, retail, tourism, leisure and community facilities. Policies in the plan ensure access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible. Community facilities in rural settlements could improve opportunities to enhance the skills and knowledge base.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may indirectly meet the SA Objective and is compatible with it. The policy would meet the objective by encouraging development which is accessible to rural settlements. This could have the potential to minimise the need to travel to other centres further afield for services.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible. However by providing high quality accommodation of tenure for the settlement this would address housing need.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy and objective are directly related. The policy can affect this objective by providing good access to a range of facilities and services in the rural settlements of Pembrokeshire. By enabling development at a scale and nature as being appropriate for the settlement. Policies on design help	✓	✓

	address issues such as creating environments for users that address community safety.		
7. Protect & enhance the role of the Welsh language & culture	No direct relationship between the policy and this objective, although they are compatible. Development in the rural settlements can support the role of the Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and objective are directly related. Development in the rural settlements for commercial, retail, tourism and leisure facilities will provide employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may indirectly meet the SA Objective and is compatible with it. The contribution this policy could make to the reduction of climate change might be an indirect result of development which provides greater accessibility to existing and new services.	✓	✓
11. Maintain & improve air quality	Unclear what the potential relationship between the policy and this objective might be. Policies in the plan will ensure no adverse effects on air quality.	?	?
12. Minimise the generation of waste & pollution	New development will generate waste, waste collection be more dispersed and therefore may increase refuse collection vehicle trips. Development will be subject to GN 2 where sustainable waste management solutions are incorporated. GN 3 also requires development which generates a directly related need for new or improved infrastructure to be provided, this may include sewer upgrades, which may decrease impacts from pollution. Other policies in the LDP and national guidance will ensure that waste and pollution are addressed. Local, regional and national policies exist for waste management and pollution (e.g. SP 1 and GN 2, waste legislation and targets).	?	✓?
13. Encourage the efficient production, use, reuse & recycling of resources	Development will be assessed against GN 2 and other policies (GN 3) will ensure compliance with the SA Objective. A potential positive effect in rural settlements could be the re-use of existing buildings that are empty are	?	✓

	encouraged for development. Resource efficiency is an aspect of GN 1 and GN 2 which all policies will need to meet. This includes resources such as water, energy, materials used, construction techniques, sustainable drainage systems, waste management.		
14. Maintain & protect the quality of inland & coastal water	Development should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and therefore the associated potential pollution to watercourses. New developments will increase the loading of sewerage infrastructure, GN 1 ensures that necessary appropriate service infrastructure (specifically sewage and surface water disposal) can be provided. Any improvements to surface water disposal will benefit water quality in the area.	0	✓
15. Reduce the impact of flooding & sea level rise	National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised. In terms of reducing the impact of flooding and sea level rise, in the case of housing allocations, development will need to respond to the impacts of flooding through design. Policies which ensure that sustainable drainage systems are incorporated will ensure no excess pressure is placed on the water environment.	✓	✓
16. Use land efficiently & minimise contamination	Land will be used efficiently and development policies will ensure that contamination is minimised. GN 2 ensures that development is appropriate in terms of its layout, scale and density. Development will need to ensure that no contamination will occur and any development where there may be concerns of contaminated land, then Public Protection section will be consulted.	✓	✓
17. Safeguard soil quality & quantity	Uncertain as to whether the policy is compatible with the objective as new development will inevitably involve the removal of soil. This is unlikely to have a significant effect on agricultural land for example.	✓	✓
18. Protect, enhance & value biodiversity	Development in the rural settlements will need to include improvements to	✓	✓

	biodiversity and mitigation (through GN 1, GN 2 Design, and GN 3, GN 36).		
19. Protect & enhance the landscape & geological heritage	New development has the potential to impact the landscape negatively, however in the context of rural settlements development should comply with policies.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy may indirectly meet the SA Objective and is compatible with it. Development will be assessed against design policies to ensure that the development complements the built heritage (GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Development will need to have regard to the built heritage and historic environment. GN 1 and GN 2, GN 37 will assist in ensuring that development complements the built heritage and historic environment.	✓	✓
Summary This strategic policy raises few concerns as it meets the majority of the SA Objectives. There could be ambiguity regarding the specific locations of development (as it could take place anywhere in the rural settlements) and consequently their exact impact on the surrounding environment is unknown. Strategic and General Policies will ensure that social, economic and environmental impacts are mitigated from the outset.			

SP 16 The Countryside

Within the Countryside development will meet the essential requirements of people who live and work in the countryside whilst protecting Pembrokeshire's landscape and natural and built environment, by promoting:

1. Appropriate development which minimises visual impact on the landscape and respects the natural and built environment;
2. Enterprises for which a countryside location is essential;
3. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment²; and
4. The re-use of appropriate existing buildings.

SA Objective	Commentary/explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓

² See also Technical Advice Note 6, section 4 (July 2010)

2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy will directly meet the SA Objective and is compatible with it. By protecting the natural environment the local population will have access to a clean and healthy environment and landscape. This may in turn help encourage a healthy lifestyle. By protecting the environment pollution may be reduced which benefits health in the long run.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible. The policy allows for enterprises which require a countryside location, therefore this could help to meet the SA Objective.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a relationship between the policy and SA Objective and it is compatible with it. Development in the countryside is necessary for those who live and work there. However, this may not necessarily contribute towards this SA Objective. Where essential workers can be located near their place of work this would then provide a positive benefit.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy and objective are not directly related.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may indirectly meet the SA Objective and is compatible with it.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	No direct relationship between the policy and this objective, although they are compatible.	0	✓

9. Support a sustainable & diverse local economy	There is a direct relationship between the policy and this objective. Many businesses rely on a high quality environment for economic prosperity i.e. tourism and so will directly benefit from any protection and enhancement within the landscape.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy and objective are indirectly related. Consideration of the environment should indirectly contribute to a reduction of the factors which contribute towards climate change.	✓	✓
11. Maintain & improve air quality	The policy and objective are related and compatible.	✓	✓
12. Minimise the generation of waste & pollution	The policy and objective are indirectly related and compatible. New development will generate waste, waste collection will be more dispersed and therefore may increase refuse collection vehicle trips. Development will be subject to GN 2 where sustainable waste management solutions are incorporated. GN 3 also requires development which generates a directly related need for new or improved infrastructure to be provided; this may include sewer upgrades, which may decrease impacts from pollution. Other policies in the LDP and national guidance will ensure that waste and pollution are addressed. Local, regional and national policies exist for waste management and pollution (e.g. SP 1 and GN 2, waste legislation and targets).	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy and objective are related and compatible. Development will be assessed against GN 2 and other policies (GN 3) will ensure compliance with the SA Objective. A potential positive effect could be the re-use of existing buildings that are empty are encouraged for development. Resource efficiency is an aspect of GN 1 and GN 2 which all policies will need to meet. This includes resources such as water, energy, materials used, construction techniques, sustainable	✓	✓

	drainage systems, waste management.		
14. Maintain & protect the quality of inland & coastal water	Development should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and therefore the associated potential pollution to watercourses. New developments will increase the loading of sewerage infrastructure, GN 1 ensures that necessary appropriate service infrastructure (specifically sewage and surface water disposal) can be provided. Any improvements to surface water disposal will benefit water quality in the area.	✓	✓
15. Reduce the impact of flooding & sea level rise	National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised. In terms of reducing the impact of flooding and sea level rise, in the case of housing allocations, development will need to respond to the impacts of flooding through design. Policies which ensure that sustainable drainage systems are incorporated will ensure no excess pressure is placed on the water environment.	✓	✓
16. Use land efficiently & minimise contamination	The policy may indirectly meet the SA Objective and is compatible with it. This policy could ensure that land is used efficiently by preventing inappropriate development taking place thus protecting the natural environment and landscape.	✓	✓
17. Safeguard soil quality & quantity	The policy may indirectly meet the SA Objective and is compatible with it. This policy could assist in safeguarding soil quality and quantity by preventing inappropriate development thus protecting the natural environment.	✓	✓
18. Protect, enhance & value biodiversity	The policy and objective are directly related. This policy could assist in protecting and valuing biodiversity by ensuring that inappropriate development does not take place and ensuring that the natural environment is protected. Development proposals will be subject to GN 36 Protection and Enhancement of Biodiversity.	✓	✓
19. Protect & enhance	The policy and objective are directly		

the landscape & geological heritage	related. This policy can assist in protecting the landscape and geological heritage by ensuring that inappropriate development does not take place and thus protecting the natural environment in terms of geological heritage and also the natural landscape. The natural landscape could potentially be enhanced by high standards of design and any visual impacts will be minimised.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy and objective are directly related. This policy could encourage locally distinct design that complements the built heritage by ensuring that inappropriate development does not take place thus protecting the built environment and landscape and also by encouraging high standards of design where possible. This is further detailed in GN 1 and GN 37.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are directly related. This policy could protect and value the built heritage and historic environment by ensuring that inappropriate development does not take place that could threaten the built environment and landscape. The built heritage and historic environment could possibly be enhanced by high standards of design where possible. This is further detailed in GN 1 and GN 37 which states development if necessary must enhance the character of the built environment. Historic buildings could also be conserved under this policy.	✓	✓
Summary GN 1 and GN 2 support this policy and the SA Objectives throughout by protecting Pembrokeshire's landscape and natural and built environment. The policy does not affect all of the social SA Objectives but may positively affect human health and well being over the long term. A cleaner environment promotes healthy living, physical activity and minimises health impacts from pollution. The policy will heavily impact the economy. Many tourism businesses in Pembrokeshire rely on the environment and would benefit from any enhancement, protection or improvement to improve economic prosperity. The policy is linked in with housing and will ensure that housing is high quality in terms of design and suitable in terms of location. Housing design can ensure resources efficiency			

(materials, water, and energy) which in turn helps reduce the impact of Pembrokeshire's contribution to climate change.

In terms of environmental issues this policy promotes, safeguards and enhances the majority of objectives by ensuring inappropriate development is not permitted. This will help reduce the impacts of flooding, protect the quality of coastal and inland water, protect and enhance biodiversity, the cultural heritage and historic environment.

APPENDIX 4: Assessment of the General Policies

The General Policies from the LDP are assessed against the SA Objectives (see tables below). These policies were then changed as a result of stakeholder meetings, consultations and as a result of the SA and HRA.

- ✓ The policy contributes and/or is compatible with the SA Objective.
- 0 The policy has no direct relationship with the SA Objective.
- ? It is unknown/unclear whether the policy contributes and/or is compatible with the SA Objective.

GN 1 General Development Policy			
Development will be permitted where the following criteria are met: 1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located; 2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust or an increase in noise or vibrations levels; 3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park; 4. It respects and protects the natural environment including protected habitats and species; 5. It is of a nature, type or scale likely to be compatible with use of the Welsh language and culture within the local community; 6. It would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; 7. Necessary and appropriate service infrastructure³, access and parking can be provided; 8. It would not cause or result in unacceptable harm to health and safety; 9. It would not have a significant adverse impact on water quality; and 10. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective. However by providing development this contributes to a balanced population through housing and employment choices, tourism, recreation and leisure, schools and facilities.	0	0

³ Infrastructure includes (power supplies, water, means of sewage disposal, surface water disposal and telecommunications).

2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a positive, long term relationship between the policy and this objective. The policy provides criteria by which to assess all development, this incorporates all aspects of this SA Objective. This directly supports the objective. The policy should ensure development across the county is beneficial to the population and environment in the long term. And indirectly there may be a positive relationship as criterion 8 states that development should not cause or result in unacceptable harm to health and safety.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive, long term relationship between the policy and this objective. The policy strongly supports the objective by potentially reducing the need to travel through careful design and location of new developments. The reasoned justification highlights cycling and walking for short trips but if longer journeys are expected sustainable means of transport are being encouraged. Transports assessments will be required for proposals likely to generate significant additional journeys, this will be to demonstrate that sustainable transport and accessibility principles have been built in. The policy would have a long term beneficial effect on sustainable transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy may contribute indirectly to the aims of this objective.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a positive, long term relationship between the policy and this objective which should be beneficial at community and county level. The policy will encourage developers	✓	✓

	to provide communities with access to key services, facilities and infrastructure which in turn will help in building cohesive communities.		
7. Protect & enhance the role of the Welsh Language & culture	There is a positive, direct relationship between the policy and this objective over the long term. The policy ensures that Planning decisions take into account the potential impact of the proposal on the use and prominence of the Welsh language.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy is not directly related to employment. However by encouraging new developments to be in a sustainable location, in proximity to home and employment it would improve accessibility to employment. New development also provides employment (e.g. design and construction).	0	✓
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and this objective although they are compatible. By guiding sound development this policy may indirectly benefit the objective however there are no specific criteria related to economic development.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a direct, positive relationship between the policy and this objective. One of the principles of the policy is to respect and protect the natural environment, ensure development does not result in significant detrimental impacts on amenity and in doing so this should not allow any development that may lead to increased contribution to climate change. It is unlikely the policy will directly reduce the impacts of climate change however its effects should be positive in the long term.	✓	✓
11. Maintain & improve air quality	There is a direct, positive relationship between the policy and the SA Objective. Air quality will be protected and potentially improved over the long term by ensuring that development does not have detrimental impacts on air quality in the form of dust, smoke, odour or fumes.	✓	✓

12. Minimise the generation of waste & pollution	The policy ensures that development will not result in detrimental impacts on local amenity, that it respects and protects the natural environment, has necessary and appropriate infrastructure and would not have a significant adverse impact on water quality. New development will generate waste, and other policies in the Plan will address this.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water	There is a positive relationship between the policy and this objective. The policy strongly supports the protection of the environment including the water environment by encouraging appropriate development. This could provide long term positive effects for water quality impacts from development, for example infrastructure such as surface water drainage and sewage disposal.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is an indirect relationship between the policy and the objective. The policy will help to reduce the impacts of flooding or sea level rise on development. National policies are in place to address flooding and development (TAN 15) which would prevent the location of vulnerable development in flood zones. Other policies in the Plan will also address flooding and sea level rises.	0	✓
16. Use land efficiently & minimise contamination	There is a positive relationship between the policy and the objective. The policy strongly supports efficient use of land through the careful siting and scale of any new development. The policy also ensures that development does not cause or result in unacceptable harm to health and safety through contamination.	✓	✓
17. Safeguard soil quality & quantity	There is a positive relationship between the policy and this objective. The policy encourages the protection of the environment including soils, providing long term benefits.	✓	✓

18. Protect, enhance & value biodiversity	There is a positive relationship between the policy and this objective. The policy strongly supports the protection of the natural environment including biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a positive relationship between the policy and this objective. The policy supports the protection of the natural environment, and also includes ensuring that development does not adversely affect landscape character, quality or diversity, this also includes the geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is a positive relationship between the policy and this objective. The policy specifies that development should be compatible with the character of the site and location which in turn should complement the built environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	There is a positive relationship between the policy and this objective. The policy strongly supports the maintenance, improvement and protection of the environment including the built and historic environment by encouraging sensitive, sustainable and appropriate design.	✓	✓
Summary The policy provides a robust framework for the evaluation of the potential impacts of development. Its criteria should ensure that development is appropriate and compatible with its surroundings and that the natural environment is respected and protected. Whilst elements regarding density and design could be strengthened, these are covered by other GN policies. The policy when used with other Plan policies will ensure that development will provide both short and long term positive social, economic and environmental benefits. The reasoned justifications expand further on the policy to ensure the whole range of potential impacts can be addressed.			

GN 2 Sustainable Design

Development will be permitted where relevant criteria are met:

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 context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials 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 7. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this SA Objective	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct relationship between the policy and this objective. The policy through appropriate design should contribute to promoting and improving health and well being through an environment where development is of good design, contributes to the local area and delivers well-designed outdoor space and public realm. In providing an inclusive and accessible environment that addresses community safety, this policy should indirectly tackle issues such as fear of crime and associated stress. The policy also states that proposals should be of a flexible and adaptable design, this can positive impact this SA Objective by ensuring that they can accommodate a variety of uses and changing needs over time.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive relationship between the policy and this objective. Sustainable design should reduce the need to travel through the siting of new developments. This policy should positively impact on location choices however it will have no impact on the provision of sustainable modes of travel merely their integration and accessibility into the development.	✓	✓
5. Provide a range of high quality housing	There is a direct, positive relationship between the policy and this objective.	✓	✓

including affordable housing to meet local needs	This design policy should ensure housing and new developments are of a good quality and that the long-term running costs of these houses are reduced because of their resource efficiency. This will be beneficial over the long term in the County as new developments are permitted.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct, positive relationship between the policy and this objective where design should achieve an inclusive, accessible, safe, secure and vibrant community.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no direct relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a long term direct relationship between the policy and this objective as this policy should apply to all development and will ensure that employment facilities are built to a high standard.	✓	✓
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a direct, positive, long term relationship between the policy and this objective. Developments following the criteria set out in this policy should directly reduce any impact on climate change through resource efficiency and climate responsive design. New development will also need to conform with sustainable building standards of the Code for Sustainable Homes (CfSH) and / or the Building Research Establishment Environmental Assessment Method (BREEAM).	✓	✓
11. Maintain & improve air quality	There is a direct, positive, long term relationship between the policy and this objective. Developments following the criteria set out in this policy should directly reduce and maintain air quality through resource efficiency and sustainable design. There may be a short term, negative impact during construction however over the long term sustainable design should improve the situation.	✓	✓

12. Minimise the generation of waste & pollution	There is a direct, positive, long term relationship between the policy and this objective. Developments following the criteria set out in this policy should directly reduce generation of waste and pollution through resource efficiency and climate responsive design. This is in terms of the materials used, water conservation, sustainable drainage systems and waste management solutions.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is a direct, positive, long term relationship between the policy and this objective. Developments following the criteria set out in this policy should directly promote and achieve the objective through resource efficiency, climate responsive design and sustainable development. Development will also be expected to use recycled construction materials where appropriate.	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a direct relationship between the policy and this objective. The siting of development, the use of water conservation measures, sustainable drainage and resource efficiency in the design of new developments will provide positive impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is a positive relationship between the policy and this objective. Through sustainable design new developments can be more resource efficient and use less energy which will directly reduce the contribution to climate change and in turn may help to mitigate against the impacts from flooding and sea level rise.	✓	✓
16. Use land efficiently & minimise contamination	The policy contributes positively to this objective and they are compatible. The layout, scale, form and siting of development will ensure that land is used efficiently. The use of water conservation measures, and sustainable drainage systems and waste management solutions will also contribute towards minimising contamination.	✓	✓
17. Safeguard soil quality	There is no direct relationship between	0	✓

& quantity	the policy and this objective although they are compatible.		
18. Protect, enhance & value biodiversity	The policy contributes positively to this objective and they are compatible.	✓	✓
19. Protect & enhance the landscape & geological heritage	The policy contributes positively to this objective and they are compatible.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is a positive relationship between the policy and this objective. The policy endeavours to complement local distinctiveness and be appropriate to local character and context which means developments should meet the objective in the short term.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy focuses more on new developments including new buildings and alterations and extensions to existing buildings than preserving historic buildings however the aim of the policy is to complement local distinctiveness and alongside policy GN 1 new development should not be incompatible with the built or historic environment. Separate policy on the historic environment will also strengthen the policy (GN 37).	✓	✓

Summary

The policy on Sustainable Design seeks to deliver more sustainable buildings and places by ensuring that all new development is designed and constructed to meet all relevant policy criteria and with low maintenance implications. This ensures that development is of good design; contributes to the natural and built environment; reflects local building styles and local character and distinctiveness; is prepared for climate change and is energy and resource efficient; contributes positively to the public realm; is inclusive to all users; and provides a safe and desirable environment. The impacts of the policy will be positive and apparent in the both the short and long term. The policy will also provide cumulative benefits to the natural and built environment in the Plan area.

GN 3 Infrastructure and New Development

Where development generates a directly related need for new or improved infrastructure, services or community facilities, then this must be funded by the development, and:

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.

SA Objective	Commentary/ explanation	Does this policy	Is this policy

		contribute to meeting the SA Objective?	compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct, positive relationship between the policy and this objective. The policy will ensure that residents of new developments have access to infrastructure, services and facilities which will promote health and well being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is an indirect relationship between the policy and this objective. Schools may be funded through Planning obligations.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a relationship between the policy and this objective. The policy specifies that provisions should be made on site and only in exceptional circumstances should they be elsewhere. The policy also allows for developers to contribute towards public transport. Community facilities being located near the sites will reduce the need to travel and so the policy supports the objective over the long term.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is a long term positive relationship between the policy and objective. The policy will ensure housing is provided with adequate facilities, services and infrastructure to service the development.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct positive relationship in the policy meeting this objective. The policy could provide for new or improved services or community facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is an indirect relationship between the policy and this objective. Provision should be made for the mitigation of potential adverse impacts of new development upon cultural heritage including linguistic vitality.	✓	✓
8. Provide a range of good quality employment opportunities accessible	There is no direct relationship between the policy and this objective.	0	0

to all sections of the population			
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a direct positive relationship between the policy and this objective. The policy includes environmental provisions which would help to contribute towards impacts on climate change through efficient facilities including utilities such as water supply, sewers, waste management, power generation and distribution, public transport.	✓	✓
11. Maintain & improve air quality	There is a direct positive relationship between the policy and this objective. The policy includes provisions which if enforced may reduce negative impacts on air quality via the provision of adequate and efficient facilities.	✓	✓
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and this objective. However, provisions could include efficient facilities such as sewerage, sustainable drainage systems and waste management.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is a direct relationship between the policy and this objective, the policy can contribute towards efficient facilities.	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a direct positive relationship between the policy and this objective. The policy includes provisions which may reduce any negative impacts on inland and coastal water, for example through sustainable drainage systems and sewer improvements.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is a direct positive relationship between the policy and this objective. The policy includes provisions which may mitigate the effects of flooding on new developments through flood alleviation schemes, sustainable drainage systems.	✓	✓
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and this objective.	0	0
17. Safeguard soil quality & quantity	There is a direct positive relationship between the policy and this objective. The policy includes provisions which	✓	✓

	may help support this objective.		
18. Protect, enhance & value biodiversity	There is a direct positive relationship between the policy and this objective. The policy includes provisions for the mitigation of any potential adverse impacts of new development on biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct positive relationship between the policy and this objective. The policy includes environmental provisions which may reduce any negative impacts on the landscape character and help support this objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is an indirect relationship between the policy and this objective. Provisions may be made where adverse impacts on cultural heritage may be mitigated through this policy.	0	0
21. Protect, enhance & value the built heritage & historic environment	There is a direct positive relationship between the policy and this objective. The policy includes provisions which may protect the built environment.	✓	✓
Summary New development places additional demands on infrastructure and services therefore developers are expected to make a contribution towards social, cultural and physical infrastructure. These contributions will impact positively on both communities and the environment.			

GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals

Development proposals should minimise resource demand, improve resource efficiency and utilise power generated from renewable resources.

For all major developments:

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;
3. Proposals will be required to demonstrate the effective reuse of waste heat and power through co-location with energy users and / or carbon capture where feasible.

Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting	Is this policy compatible with the

		the SA Objective?	SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a link between the policy and this objective. Utilising renewable sources and using resources efficiently could contribute towards reducing emissions from other processes of energy production and may minimise health impacts from pollution in the long term. The policy may also benefit human health and well being directly by improving access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	The policy relates to objective and is compatible. By careful siting of new development the need to travel may be reduced or links may be well integrated into existing public transport infrastructure. Also by incorporating renewable technologies into new developments, sustainable modes of transport may be promoted.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy directly relates to the SA Objective and is compatible. Future housing developments should be resource efficient (energy and water) and be of good design. This benefits the environment in the long term and the community by reducing long term costs and meeting local needs. By promoting resource efficiency this policy should result in housing which is less costly to run and maintain.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship exists between the policy and this objective however developments incorporating renewable technologies could provide long term security over energy concerns.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective.	0	0
8. Provide a range of	The policy will meet the SA Objective		

good quality employment opportunities accessible to all sections of the population	and be compatible with it. Incorporating renewable technologies into new developments presents a positive opportunity for a diversification in the work force to install and in the long run maintain the installations. New jobs may be provided and this may in turn promote the use of further renewable and low-carbon energy technologies.	✓	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the SA Objective and be compatible with it. By ensuring development is resource efficient this policy should ensure that development and the economy is able to deal with climate change and long term challenges to economic stability.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy will directly meet the SA Objective and be compatible with it. By incorporating renewable and low-carbon energy proposals and resource efficiency the opportunity exists to meet energy needs without contributing to climate change and therefore reduce the long term negative and irreversible impacts.	✓	✓
11. Maintain & improve air quality	The policy will directly meet the SA Objective and be compatible with it.	✓	✓
12. Minimise the generation of waste & pollution	The policy will directly meet the SA Objective and be compatible with it. The promotion and increase in long term energy saving will reduce national emissions and help towards reducing pollution. Through the promotion of resource efficiency waste, for reuse of waste heat and power through the co-location with energy users and or carbon capture. Waste gas can be used to generate power.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Direct relationship between the policy and this objective. During the construction phase of new developments efficient design and recycled material should be promoted and proposals should be designed in a manner that minimises resources during construction, operation and maintenance. Also long term resource efficiency will be encouraged within development proposals incorporating	✓	✓

	sustainable water, heat and energy use.		
14. Maintain & protect the quality of inland & coastal water	The policy will directly affect the SA Objective. New developments may negatively affect water quality through contamination, increased surface run-off and disposal of waste water. There is potential to provide long term mitigation measures by encouraging efficient water use, installing renewable water use systems and encouraging sustainable drainage systems within the new developments (GN 2).	✓	✓
15. Reduce the impact of flooding & sea level rise	The policy will directly meet the SA Objective and be compatible with it. In the long term resource efficiency and renewable and low-carbon energy proposals can contribute to reducing greenhouse gas emissions and in turn the effects of climate change. Sea level rise and flooding are an effect of climatic changes so any contribution to mitigating their impact is beneficial.	✓	✓
16. Use land efficiently & minimise contamination	There is a direct relationship between the policy and this objective. Sites for new development should be chosen carefully, ensuring there is no loss of agricultural land, that previously developed land is reused if possible and that land is developed efficiently and in a sustainable manner. By co-locating facilities could contribute positively to this SA Objective. Other policies in the Plan will provide mitigation from contamination to ensure no significant adverse effects.	✓	✓
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	The policy will directly meet the SA Objective and be compatible with it. Development can enhance biodiversity by promoting sustainable development. The use of renewable technologies helps benefit the environment and biodiversity in the long term. The siting of renewable technology installations should be Planned to ensure	✓	✓

	biodiversity is not affected in the long term. Policies exist in the Plan to ensure the mitigation of any impacts on biodiversity.		
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. There are potentially long term negative impacts on the landscape from new developments (incorporating renewable technologies). Mitigation would be possible through careful Planning and siting and the policy confirms that development proposals would not be permitted if there was any significant adverse impact on the landscape (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will ensure the built heritage is considered in development proposals (GN 2, GN 37).	0	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will ensure the built heritage and historic environment is considered in development proposals (GN 2, GN 37).	0	✓
Summary This policy impacts on a range of the SA Objectives. From a social perspective, human health and well being may benefit as a result of a cleaner environment and improved air quality. The policy directly influences the resource efficiency of housing development and will. The economy should benefit from a diversification in employment roles and an increase in opportunities which will help support a sustainable a local economy. The environment will benefit from this policy in the long term by reducing the impact on resources and indirectly by reducing greenhouse gas emissions due to the use of renewable resources. This will reduce the impact and contribution to climate change and promote sustainable development.			

GN 5 Employment Allocations

The following sites are allocated for employment use:

Employment Sites	Name	Area (ha)
EMP/040/00003	Merlins Bridge Creamery Extension	5.13
EMP/040/00005	Withybush North of Business Park	6.09

EMP/040/00004 and /040/00009	Withybush East of Business Park	15.38	
EMP/086/00001	Haven Head Business Park Northern Extension Milford Haven	3.82	
EMP/086/00002	Dale Road, Hubberston	4.64	
EMP/086/LDP/01	Adjacent to Marble Hall Road, Milford Haven	6.86	
EMP/093/00001	North of Honeyborough Industrial Estate	8.55	
EMP/034/LDP/01	Goodwick-Former Dewhurst Factory	1.4	
EMP/034/LDP/02	Goodwick- Parrog	0.6	
EMP/030/00001	Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul	5.2	
EMP/034/00006	Celtic Link Business Park, near Sclleddau	13.47	
EMP/132/00001	A4115, Templeton	2.88	
EMP/053/00001	Old Station Yard, Letterston	1.23	
EMP/086/LDP/02	Former Gas Storage Site, north of St Peter's Road, Milford Haven	0.68	
EMP/000/LDP/01	Carew Airfield	5.6	
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
Summary Allocated sites have been assessed separately.			

GN 6 Employment Proposals

Employment proposals will be permitted where:

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
2. A sequential test has been performed indicating that no allocated employment site can reasonably accommodate the proposed development.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy supports the SA Objective by providing employment which is an integral part of developing and	✓	✓

	maintaining a balanced population structure.		
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy is not directly related to the SA Objective. Employment can contribute towards the well being of the population.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy is not directly related to the SA Objective. Employment will contribute towards the skills base.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy supports the SA Objective. By locating employment sites which are within or well-related to settlement boundaries then this could minimise the need for employees to travel. In combination with other policies, this would require developments to look at sustainable transport as part of the proposal (GN 1). This would also be applied to those sites which require a countryside location.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy is not related to the SA Objective but is compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy contributes positively to the objective by the provision of key services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	The policy is not related to the objective but is compatible with it.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy supports this SA Objective.	✓	✓
9. Support a sustainable & diverse local economy	The policy supports this SA Objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓

12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Employment proposals have the potential to impact upon biodiversity. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

The specific site location of employment proposals is not known (excepting those allocations) however, the proposals will contribute towards the SA Objectives positively. Generally, development has the potential to have adverse impacts on social and environmental Objectives. However, all employment proposals will be assessed against policies in the Plan which seek to bring about significant social, economic and environmental benefits.

GN 7 Mixed-Use Allocations

The following sites are allocated for mixed-use development:

Mixed Use Site	Site name	Area (ha)
MXU/048/01	Johnston - Arnold's Yard	5.47 ha
MXU/041/01	Haverfordwest - Old Hakin Road	1.31 ha
MXU/088/01	Narberth – Plain Dealings Farm	2.03 ha

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?

Summary

Allocated sites have been assessed separately.

GN 8 Protection of Employment Sites and Buildings

Proposals to redevelop, or use, business, general industrial, storage or distribution sites or buildings for other purposes will only be permitted where one of the following criteria is met:

1. The present use is inappropriate for the locality
2. There is adequate alternative provision for employment land in the vicinity or
3. The continued use of the site or premises has been shown to be unviable.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is an indirect relationship between the policy and this objective. In trying to sustain a broad portfolio of employment sites this policy may positively impact on the objective by offering enough employment opportunities for all, as well as younger people will help to maintain a balanced population.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no relationship between the policy and this objective however they are compatible.	0	✓
3. Improve education	There is no direct relationship between	0	✓

opportunities to enhance the skills & knowledge base	the policy and this objective however they are compatible.		
4. Minimise the need to travel and encourage sustainable modes of transport	There is an indirect relationship between the policy and objective.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective though they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is positive indirect relationship between the policy and this objective. Communities benefit from access to employment opportunities and the services they provide. If the use of the site were to change the objective would still be supported.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a direct positive relationship between the policy and this objective. The policy directly endorses the objective by preserving sites around the county. If the use of the site were to change the objective would still be supported.	✓	✓
9. Support a sustainable & diverse local economy	There is a direct relationship between the policy and this objective. The policy directly supports the objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use,	There is a direct relationship between the policy and this objective. For	✓	✓

reuse & recycling of resources	example through the continued use of land, buildings, facilities and networks already in use for a certain purpose. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).		
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	There is an indirect relationship between the policy and this objective. This policy aims to protect against the permanent loss of employment sites from the county which in turn promotes the re-use of land. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Employment proposals have the potential to impact upon biodiversity. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The Policy will support most SA Objectives, particularly social and economic objectives. The protection of employment sites and buildings will ensure a supply of development sites which will support the economic well being of the Plan area.			

GN 9 Extensions to Employment Sites Proposals to diversify or intensify employment uses and/or extend them onto adjacent land will be permitted where the scale and nature of the original development together with the extension is compatible with its location.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is an indirect relationship between the policy and this objective. Extensions to employment sites provide employment opportunities which are essential for a balanced population.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The policy is not directly related to the SA Objective. Employment can contribute towards the well being of the population.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy is not directly related to the SA Objective. Employment sites will contribute towards the skills base.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a direct relationship between the policy and this objective. Established employment sites will potentially have transport networks in place (e.g. public transport, car parks, lift-shares etc.).	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy is not related to the SA Objective but is compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy contributes positively to the objective by the provision of further employment opportunities which in themselves support key services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the	There is a direct, positive relationship between the policy and this objective.	✓	✓

population			
9. Support a sustainable & diverse local economy	There is a direct, positive relationship between the policy and this objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is no direct relationship between the policy and this objective. The policy allows for the continued use of land, buildings, facilities and networks. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Extensions to employment sites have the potential to impact upon biodiversity. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1).	✓	✓
20. Encourage quality	Policies in the Plan will ensure that	✓	✓

locally distinct design that complements the built heritage	employment proposals will complement the built heritage (GN 1, GN 2, GN 37).		
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy contributes positively towards the social and economic SA Objectives. Development, including extensions to employment sites has the potential to impact upon the environment. Robust policies in the Plan will be used to assess all development proposals which will ensure positive environmental outcomes in terms of environmental quality, resource use, biodiversity and the built heritage.			

GN 10 Farm Diversification

Diversifying the range of economic activities on a farm will be permitted where the following criteria are met:

1. The proposed use helps to support the continued agricultural operation of the farm;
2. If a new building is justified it should be sited in or adjacent to an existing group of buildings; and
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.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this objective, though they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective though they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct relationship between the policy and this objective however they are compatible. Diversification would present employees with a potential opportunity to broaden their skills and knowledge. Some diversification schemes also offer education for example city farms. Other schemes offer education on rural living. Although on a small scale the policy may support the objective.	0	✓
4. Minimise the need to	There is no direct relationship between	0	✓

travel and encourage sustainable modes of transport	the policy and this objective though they are compatible.		
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a limited, positive relationship between the policy and this objective. Diversification could lead to the provision of new services which local communities would have access to.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective. However, diversification in areas where Welsh is the first language would protect the culture in these areas.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a direct, positive, long term relationship between the policy and this objective.	✓	✓
9. Support a sustainable & diverse local economy	There is a direct, positive, long term relationship between the policy and this objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no relationship between the policy and this objective, but this is dependent on the nature of the diversification. Any development as part of the diversification would need to ensure that the development would be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	0	✓
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and this objective, but this is dependent on the nature of the diversification. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is no relationship between the policy and this objective. Farm diversification can include recycling facilities. The policy allows for the continued use of farm land, buildings,	✓	✓

	and facilities. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).		
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4).	✓	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective. The diversification onsite may stop the need for additional land to be provided elsewhere and as such makes efficient use on the farm. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1). Planning Policy Wales also states that considerable weight be given to protecting agricultural land of grades 1, 2 and 3a from development.	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is a direct relationship between the policy and objective. Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37). The policy also state that a new building should blend satisfactorily in terms of scale and design which directly supports this objective. Diversification could result in traditional buildings being saved from deterioration.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy would be considered in line with GN 1, GN 2, GN 36, and GN 37. The policy could deliver significant positive impacts on the social, economic and environmental SA Objectives			

through contributing to the local economy, providing jobs, sustaining rural communities, and potentially bringing traditional farm buildings back in to use.

GN 11 Conversion or Change of Use of Agricultural Buildings

The renovation, conversion or change of use of agricultural buildings outside any settlement boundary will be permitted for an employment use, self-catering or for residential use, provided the following criteria are met::

For employment related activities (excluding holiday accommodation):

1. The building is physically capable of accommodating the new use and any associated requirements without extensive alteration or extension; and
2. Outside storage, new services, access works, fences, walls or other structures associated with the use of the building or its curtilage can be provided, without harming the landscape setting; while

For residential use, holiday accommodation or live-work units:

1. The building is traditional in nature and character;
2. The building is physically capable of accommodating the new use and any associated requirements without extensive alteration, expansion or rebuilding;
3. Any necessary alterations are kept to a minimum, can be carried out without adversely affecting the character of the building or its setting, and are in matching and/or sympathetic materials; and
4. Outside storage, new services, access works, fences, walls or other structures associated with the use of the building and its curtilage can be provided, without harming the landscape setting or the character of the building.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between this policy and this SA Objective, however the long term effect of the policy means they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between this policy and this SA Objective, however they are compatible. The conversion or change of use of agricultural buildings may provide opportunities for recreation.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct relationship between this policy and this SA Objective, however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The provision of employment opportunities at potentially diverse locations through the Plan area may minimise the need to travel for a small percentage of the population. There is no direct relationship between the	0	✓

	policy and SA Objective but they are compatible.		
5. Provide a range of high quality housing including affordable housing to meet local needs	There is a direct relationship between this policy and the SA Objective, and they are compatible. Some conversions may be for residential use, adding to the range of housing types in the area.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The reasoned justification for this policy ensures consideration will be given to the impact a conversion of an agricultural buildings may have upon the vitality and viability of nearby settlements. It is unclear the extent to which this policy will contribute to the promotion of the elements of the objective, it is however compatible with the objective.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no direct relationship between the policy and objective, however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may promote diverse employment opportunities both in type and location which in turn may be accessible to a wider percentage of the County's population. Although they are compatible there is no direct link between the two.	0	✓
9. Support a sustainable & diverse local economy	This policy accommodates the reuse of buildings for holiday conversion purposes, TAN 6 recognises that while residential conversions have a minimal impact on the rural economy, conversions for holiday use can contribute more. The conversion or change of use of agricultural buildings for an employment use outside of a settlement boundary supports this policy in terms of meeting the SA Objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Any development as part of the conversion would need to ensure that the development would be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	0	✓
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and this objective, but this is dependent on the nature of the	0	✓

	diversification. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	This policy directly meets the SA Objective. Agricultural buildings are a resource, this policy supports their retention through re use, conversion and renovation. There is no relationship between the policy and this objective. The policy allows for the continued use of agricultural buildings. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4).	✓	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective. Conversion onsite may stop the need for additional land to be provided elsewhere and as such makes efficient use of the buildings. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1). Planning Policy Wales also states that considerable weight be given to protecting agricultural land of grades 1, 2 and 3a from development.	✓	✓
18. Protect, enhance & value biodiversity	Agricultural buildings can be biodiversity rich. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 1, GN 2, GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	National policy in the form of TAN 6 recommends proposals for the conversion of agricultural buildings for residential or employment uses should be issued with a condition requiring works to have been completed before occupation, this ensures that the	0	✓

	scheme materialises and as such can be designed to protect and enhance the landscape heritage.		
20. Encourage quality locally distinct design that complements the built heritage	National guidance in the form of TAN 6 requires conversion proposals to respect local building styles and materials, as such the policy meets the SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	National guidance in the form of TAN 6 requires conversion proposals to respect local building styles and materials. TAN 6 also recommends proposals for the conversion of agricultural buildings for residential or employment uses should be issued with a condition requiring works to have been completed before occupation, this ensures that the scheme materialises.	✓	✓
Summary The conversion or change of use of agricultural buildings provides opportunity to impact positively upon social, economic and environmental aspects. Development, including conversions to employment sites has the potential to impact upon the environment. Robust policies in the Plan will be used to assess all development proposals which will ensure positive environmental outcomes in terms of environmental quality, resource use, biodiversity and the built heritage.			

GN 12 Town Centre Development

Within the Town Centres identified on the Proposals Map development will be permitted providing the following criteria are met:

1. It falls within use classes A1, A2, A3, B1, C1, C2, C3, D1 or D2 of the Use Classes Order or is a sui generis use normally found in shopping centres;
2. The proposal would not create a concentration of more than a third of non A1 (retail) uses adjacent to each other within a Primary Frontage;
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.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to	There is direct relationship between the policy and this objective however they are compatible. Development in town centres could provide for	✓	✓

healthcare & recreation opportunities & a clean & healthy environment	recreational and leisure facilities (e.g. restaurants and cafes, cinemas).		
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy supports the SA Objective. By providing for town centre development this could minimise the need for both employees and customers to travel. In combination with other policies, this would require developments to look at sustainable transport as part of the proposal (GN 1).	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is a direct relationship between the policy and this objective. The policy identifies C3 (residential) uses as an appropriate use within Town Centres, therefore this policy will provide for housing opportunities within Town Centres, which in combination with policies on design will meet this objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct relationship between the policy and this objective in the provision of a range of services within the town centre setting.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a relationship between the policy and this objective. Any further provision of town centre development should in turn lead to employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a direct relationship between the policy and this objective. Any further provision of town centre development should in turn lead to employment opportunities and potential diversification of the economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development proposals would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓

11. Maintain & improve air quality	There is no direct relationship between the policy and this objective, however indirectly strengthening Pembrokeshire's Town Centres may result in less travel by cars to centres further away.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality. Surface water drainage can be an issue in town centres.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1). There are unlikely to be adverse impacts as development would be within town centres.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37). Given that most of Pembrokeshire's town centres are within Conservation Areas, the re-development of existing buildings in town centre boundaries could provide	✓	✓

	positive impacts on historic buildings.		
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy should meet those SA Objectives aimed at strengthening the economy and housing offer of the County. The policy could also impact the built heritage. Most of the town centres within Pembrokeshire are within Conservation Areas. This could result in the re-furbishing of existing buildings which could enhance the appearance of the town centres. Town centre development also provides expanded opportunities for recreation and leisure purposes.			

GN 13 Major Out-of-town development

Proposals for major retail development outside the defined Town Centre boundaries will only be permitted where:

1. The development would not undermine the retail hierarchy set out in the strategic policies; and
2. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the Town Centres or Local Retail Centres.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective however they are compatible. Major retail development in out of town centres could provide for recreational and leisure facilities (e.g. restaurants and cafes, cinemas).	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy supports the SA Objective. By providing for out of town retail development this could minimise the need for both employees and customers to travel further distances, though this would depend on the location. Towns are usually served by public transport. In combination with other policies, this would require	✓	✓

	developments to look at sustainable transport as part of the proposal (GN 1).		
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective but it is compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is an indirect relationship between the policy and this objective. By ensuring that major out-of-town development does not undermine the vitality and viability of Town Centres or Local Retail Centres, the policy should ensure that communities maintain access to key services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective, however they are compatible.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a relationship between the policy and this objective. Out of town development should lead to employment opportunities and the requirement that any proposals do not undermine Town Centre or Local Retail Centre provision, should protect employment opportunities in those locations.	✓	✓
9. Support a sustainable & diverse local economy	There is a relationship between the policy and this objective. Major retail development should lead to employment opportunities and potential diversification of the economy and this policy ensures that such proposals will not be at the expense of other locations.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development proposals would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and this objective, however indirectly strengthening Pembrokeshire's Town Centres may result in less travel by cars to centres further away.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any	✓	✓

	potential significant adverse effects are mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality. Surface water drainage can be an issue in town centres.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1). There are unlikely to be adverse impacts as development would be within town centres.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy should meet objectives aimed at strengthening the economy of the County. Development proposals will also be assessed against policies in the Plan aimed at protecting and enhancing the environment.			

GN 14 Retail Allocations

The following sites are allocated for retail development:

Retail ID	Details	Use	Site Area
RT/040/01	Fred Rees Site, Haverfordwest	Comparison units	0.31
RT/096/01	St Govans Centre, Pembroke Dock	Mix of comparison and convenience units	0.23
RT/034/01	The Old Primary School Site, Fishguard	Convenience - Foodstore	1.34
RT/088/01	The Primary School Site, Narberth	Mix of comparison and convenience units	0.41
RT/050/01	Foodstore Allocation Co-op, Kilgetty	Convenience - Foodstore	2.86

Summary

Allocated sites have been assessed separately.

GN 15 Small Scale Retail

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; and
2. The proposed use will not impact negatively on the vitality and viability of any Town or Local Centre.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct relationship between the policy and this objective however they are compatible. Small scale retail development could provide for recreational and leisure facilities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to	There is a positive direct relationship	✓	✓

travel and encourage sustainable modes of transport	between the policy and this objective as enabling small retail facilities to be developed to serve the needs of communities, should minimise the need to travel.		
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective however they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a positive direct relationship between the policy and this objective and they are compatible. Provision of new or extended small scale retail facilities is part of building vibrant communities and ensuring improved access to key services.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a relationship between the policy and this objective. Small scale retail development should lead to employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a relationship between the policy and this objective. Small scale retail development should lead to employment opportunities and potential diversification of the economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development proposals would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and this objective, however indirectly strengthening Pembrokeshire's retail offer in town or local centres may result in less travel by cars to centres further away.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓

14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality. Surface water drainage can be an issue in town centres.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1). There are unlikely to be adverse impacts as development would be within town centres.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37). Given that most of Pembrokeshire's town centres are within Conservation Areas, the re-development of existing buildings in some centres could provide positive impacts on historic buildings.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary This policy is compatible with many of the SA objectives and will contribute to meeting objectives linked to sustaining communities and reducing the need to travel to services. The policy would also provide employment opportunities and support the local economy.			

GN 16 Visitor Attractions and Leisure Facilities

New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria are met:

1. The site is well located in relation to A or B class roads and/or rail or bus 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.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is an indirect relationship between the policy and this objective. If new attractions are permitted it will benefit local residents as well as visitors and increase access to recreational opportunities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive, direct relationship between the policy and this objective and they are compatible. New attractions will reduce the need for locals to travel for such purposes and by potentially, being located near public transport hubs visitors will be able to utilise sustainable transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective though they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct relationship between the policy and this objective. The policy will provide facilities for recreation and leisure.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is an indirect relationship between the policy and this objective. New attractions will increase employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is an indirect relationship between the policy and this objective.	✓	✓

	New attractions will help diversify the economy.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a direct relationship between the policy and this objective. By taking a sustainable approach to the location of attractions, over the long term the impact on climate change could be reduced. Development proposals would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There is a direct relationship between the policy and this objective. In trying to locate attractions near to public transport the policy may, in the long term help reduce the need to travel which in turn may improve air quality.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may	✓	✓

	also need to contribute towards biodiversity improvements (GN 3).		
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1). Potential impacts on landscape may be less if the development was within or adjacent to a settlement. Where there is a case for the development to be in a countryside location, there would need to be an assessment of this with mitigation proposed.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37). Development in a countryside location could impact positively on historic buildings through the use of traditional buildings which may be derelict or unused.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy will contribute positively towards the SA Objectives. New visitor attractions and leisure facilities will expand the visitor economy which is an integral part of the County's economy as a whole. New attractions and facilities provide benefits for residents as well as visitors via employment. While there is the possibility that attractions may be situated in a countryside location, while this will need strong evidence, new development would also be subject to robust policies in the Plan to assess the proposal. This will ensure that environmental impacts, including impact on landscape would be mitigated.			

GN 17 Self-Catering and Serviced Accommodation

Proposals for new self-catering, serviced or hotel accommodation will be permitted where: either

1. It is within or is well-related to a Town, Service Centre or Service Village;
- or
2. The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve	There is no relationship between the	0	✓

human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	policy and this objective however they are compatible.		
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a relationship between the policy and this objective. By encouraging self-catering and serviced accommodation that is well-related to towns, service centres or service villages this is likely to minimise the need for people staying in this accommodation to travel to access restaurants or pubs and promotes locations well served by public transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective though they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is an indirect relationship between the policy and this objective. Residents may also use facilities in hotels.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a relationship between the policy and this objective as providing a range of tourist accommodation contributes to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a relationship between the policy and this objective as providing a range of tourist accommodation contributes to the range of employment opportunities.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Development proposals would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	The policy is unlikely to impact upon air quality.	0	✓
12. Minimise the	All development will need to ensure	✓	✓

generation of waste & pollution	that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	There is an indirect relationship between the policy and this objective. By allowing for the use of existing buildings it may reduce the need for new developments and encourages efficient land use. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Historic buildings or agricultural buildings can be biodiversity rich. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 1, GN 2, GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is an indirect, positive relationship between the policy and this objective. The policy allows for the conversion of historic and traditional buildings which may complement the built heritage in the local area, and bring into use buildings which may otherwise be lost.	0	✓
21. Protect, enhance & value the built heritage &	There is an indirect, positive relationship between the policy and	✓	✓

historic environment	this objective. The policy allows for the conversion of historic and traditional buildings which should enhance and protect the historic built environment and support this objective.		
Summary This policy directly and indirectly contributes to meeting many of the SA objectives linked to the economy and the built environment. The policy would contribute positively to providing facilities for visitors and residents.			

GN 18 Touring Caravan and Tent Sites Within the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty new touring caravan and / or tent sites, extensions to existing sites or changes of tent pitches to 'unit pitches' will not be permitted. Elsewhere: a) New touring caravan and tent sites will be permitted only where: either 1. The site is well-related to a settlement identified in the hierarchy as a town, service centre or service village; or 2. The site is well-related to a local village and will provide a community facility not present within the existing settlement; b) extensions to touring caravan and tent sites will be permitted only where: 3. The proposals will achieve an environmental improvement, both for the site and its setting in the surrounding landscape and c) Changes of tent sites that have a valid Planning permission, or a lawful use, to 'unit' pitches (tent, motor caravan and touring vans) will be permitted only where: either 4. The site is well-related to a settlement identified in the hierarchy as a Service Village, Service Centre or Town; or 5. The site is well-related to a Local Village, and will provide a community facility not present within the existing settlement; and in all cases, each of the following criteria must be met: 6. At least one third of the total number of pitches remains exclusively for tents; and 7. The approved site area is not enlarged and there is no increase in the number of pitches.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓

2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a relationship between the policy and this objective. If development or extensions are permitted the policy states that certain provisions must be met. These include providing community facilities, not already present and/or environmental improvements. Both of the above would help support the objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a relationship between the policy and this objective. By encouraging any new sites to be located near to settlements it may reduce the need for visitors to travel as services and facilities should be within walking distance.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct, positive relationship between the policy and this objective. If development or extensions are permitted the policy states that certain provisions must be met. These include providing community facilities, not already present and/or environmental improvements. Both of the above would help support the objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a positive relationship between the policy and this objective. Any extensions or new developments may increase employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a relationship between the policy and this objective. The policy has specified provisions to ensure that the economy in certain areas does not become saturated with caravan and tent sites which directly supports this objective.	✓	✓

	In turn it also allows further development in other areas to help diversify the economy elsewhere.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality. Also any environmental improvements which may be incorporated could have positive knock on effects. Both of these points could in turn support the objective. Development proposals would also need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There is a positive long term relationship between the policy and this objective. The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	There is an indirect relationship between the policy and this objective. This policy only allows for new sites where they are well-related to settlements or where the extension of on existing site would achieve an	0	✓

	environmental improvement for the site and its setting in the landscape. By not permitting new sites in the open countryside which are unrelated to settlements, this policy should indirectly encourage more efficient use of land.		
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	There is a relationship between the policy and this objective. Environmental improvements which may be incorporated to new sites or extensions should directly help protect and enhance biodiversity. Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a relationship between the policy and this objective. Environmental improvements which may be incorporated to new sites or extensions should directly help protect and enhance the landscape. Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is no relationship between the policy and this objective, however designs would need to fit in with the character of an area (GN 1, GN 2)	0	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy would have positive impacts upon the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty as no new sites or extensions to sites will be permitted. Where new sites are permitted these will be well placed to settlements and potentially provide community facilities. The policy benefits both visitors and residents. Proposals will also require environmental improvements in the site and the surrounding landscape.			

GN 19 Static Caravan Sites

A. New static caravan sites and chalet sites or the extensions to existing sites by an increase in the number of pitches will not be permitted.

B. Upgrading of touring caravan pitches to static caravans will only be permitted where each of the following criteria are satisfied:

1. The site lies outside the Community Councils of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty;
2. The site is within or is well-related to a settlement identified in the hierarchy as a Town, Service Centre or Service Village; or the site is well-related to a Local Village and will provide a community facility not present within the existing settlement; and
3. There is no increase in the number of pitches.

C. The enlargement of the area of an approved site may be permitted where this would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape.

D. The replacement of visitor static caravans with similarly sized wooden chalets will be permitted where the proposals would be adequately screened and are appropriate in that landscape setting.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no relationship between the policy and this objective however they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy allows for the upgrading of sites from touring to static in settlements in the hierarchy. This contributes positively to this SA Objective.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective however they are compatible.	0	✓
6. Build safe, vibrant &	If a site is within a Local Village, there	✓	✓

cohesive communities which have improved access to key services and facilities	is criteria to provide a community facility that is not present within the existing settlement. Environmental improvements are also specified within the policy.		
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no relationship between the policy and this objective. Any changes to existing sites may increase employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a relationship between the policy and this objective. As current supply exceeds demand there would be no benefit to the economy to develop further sites. The restriction of caravans may also allow for diversification in other accommodation areas. The upgrading of sites could benefit the local economy through an increased demographic of visitors.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a relationship between the policy and this objective. The proximity of development to settlements and the potential reduced need to travel may help improve air quality. Also any environmental improvements which may be incorporated could have positive knock on effects. Both of these points could in turn support the objective. Development proposals would also need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality	There is a positive long term relationship between the policy and this objective. The proximity of developments to settlements and the potential reduced need to travel may help improve air quality.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any	✓	✓

	potential significant adverse effects are mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective. By limiting developments and encouraging sites to make use of existing land it reduces the amount necessary for further sites.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	There is a relationship between the policy and this objective. Environmental improvements which would be incorporated in to new sites and upgrades to existing sites should directly help protect and enhance biodiversity. Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a positive relationship between the policy and this objective. Caravans can be intrusive on the landscape and have a negative visual impact, by limiting their numbers this may help improve the landscape. The policy allows for environmental improvements to be built into the proposal which would require sites to have no adverse landscape impacts and to incorporate screening to ensure that the sites blends in to the landscape.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is no relationship between the policy and this objective, however designs would need to fit in with the character of an area (GN 1, GN 2).	0	✓

21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

The policy would have positive impacts upon the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty as upgrading of touring caravan pitches to static caravans will not be permitted. New sites or extensions to existing sites will also not be permitted. Sites within or well related to settlements in the hierarchy would be permitted to upgrade to static sites. These will be well placed to settlements. Proposals will require environmental improvements in the site and the surrounding landscape. The replacement of visitor static caravans with wooden chalets with adequate screening and appropriate to the landscape would provide positive long term benefits. The sites also support the visitor economy and provide jobs.

GN 20 Site Facilities on Existing Caravan and Camping Sites

Proposals to upgrade and improve facilities on static caravan, touring caravans and tent sites will only be permitted where:

1. The proposal will not undermine the viability or vitality of a facility within a nearby settlement; and
2. The proposals incorporate the best practicable environmental standards covering all facets of the development.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective though they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy is not directly related to the SA Objective, but it is compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0

6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no direct relationship between the policy and this objective. However, some sites are open to residents of Pembrokeshire.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between the policy and this objective, though they are compatible.	0	✓
9. Support a sustainable & diverse local economy	The policy directly supports the objective by ensuring that any proposals do not undermine facilities in the local economy. This will help ensure the sustainability of local businesses.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a relationship between the policy and this objective. The policy states that proposals must incorporate the best practicable environmental standards which in turn may impact positively on climate change.	✓	✓
11. Maintain & improve air quality	There is a relationship between the policy and this objective. The policy states that proposals must incorporate the best practicable environmental standards which in turn may impact positively on air quality.	✓	✓
12. Minimise the generation of waste & pollution	There is a relationship between the policy and this objective. The policy states that proposals must incorporate the best practicable environmental standards which in turn may impact positively on waste and pollution. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. The reasoned justification states that applicants should incorporate sustainable drainage systems where possible which will could reduce input into water treatment works and minimising the impact on the water environment.	✓	✓
13. Encourage the efficient production, use,	There is a relationship between the policy and this objective.	✓	✓

reuse & recycling of resources	The policy states that proposals must incorporate the best practicable environmental standards which in turn may impact positively on the efficient use of resources. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).		
14. Maintain & protect the quality of inland & coastal water	There is a relationship between the policy and this objective. The policy states that proposals must incorporate the best practicable environmental standards which in turn may impact positively on inland and coastal water. The reasoned justification states that applicants should incorporate sustainable drainage systems where possible.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is a relationship between the policy and this objective. The policy states that proposals must incorporate the best practicable environmental standards which in turn may help support this objective. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and this objective however they are compatible. Policies will ensure no significant adverse impacts on the environment.	0	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	There is a direct, positive relationship between the policy and this objective. The policy specifies that landscaping should maximise biodiversity and use native species which benefits and supports this objective over the long term.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct, positive relationship between the policy and this objective. The policy specifies that facilities should be sensitive to the landscape which benefits and supports this objective over the long term.	✓	✓
20. Encourage quality	There is no relationship between the	0	✓

locally distinct design that complements the built heritage	policy and this objective, however designs would need to fit in with the character of an area (GN 1, GN 2)		
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy provides significant opportunity to improve the quality of the tourism offer. Proposals would also incorporate the best practicable environmental standards covering all facets of development. This policy contributes positively to most SA Objectives.			

GN 21 Seasonal and Holiday Occupancy			
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.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective, though they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is an indirect relationship between the policy and this objective. By ensuring holiday accommodation remains for this use only, the policy is protecting recreation opportunities.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective, though it is compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is no relationship between the policy and this objective, though it is compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is an indirect relationship between the policy and this objective. By ensuring that the accommodation is not suitable for permanent residential occupancy (e.g. as it has insufficient curtilage area) remains only as holiday accommodation, this policy is indirectly ensuring that the housing provided is of a high quality.	0	✓
6. Build safe, vibrant & cohesive communities which have improved	There is no relationship between the policy and this objective	0	0

access to key services and facilities			
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is a direct relationship between this policy and the objective. By ensuring units of holiday accommodation remain as such, this policy ensures that a range of employment opportunities linked to tourism remain available in the local economy.	✓	✓
9. Support a sustainable & diverse local economy	There is a direct relationship between this policy and the objective. By ensuring units of holiday accommodation remain as such, this policy ensures that a range of employment opportunities linked to tourism remain available in the local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no direct relationship between the policy and this objective.	0	0
11. Maintain & improve air quality	There is no direct relationship between the policy and this objective.	0	0
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources	There is no direct relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and this objective.	0	0
17. Safeguard soil quality & quantity	There is no relationship between the policy and this objective	0	0
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and this objective.	0	0
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. One of the reasons in the reasoned justification to this policy for potentially placing a seasonal occupancy condition on a holiday unit is to limit impact on the landscape, for example to prevent a caravan remaining on site	✓	✓

	in the winter when its impact on the landscape might be unduly prominent.		
20. Encourage quality locally distinct design that complements the built heritage	There is no direct relationship between the policy and this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment	There is no direct relationship between the policy and this objective	0	0
Summary This policy is compatible with and would help to achieve a number of the SA objectives, particularly with regards to the economy and minimising impacts on landscape.			

GN 22 Marinas

Sites for marinas are allocated within the existing harbours and docks at Fishguard Harbour and Pembroke Dock.

Marina Allocation	Name
MAR/096/LDP/01	Martello Quays, Pembroke Dock
MAR/034/LDP/01	Fishguard Harbour

Proposals for new or extended marinas will be permitted where the following criteria are met:

1. The development is located within or adjoining an existing settlement;
2. The development would not have a significant detrimental impact on the landscape character of the coast;
3. Ancillary proposals will not undermine the vitality or viability of facilities in existing centres; and
4. The proposal would not conflict with the sustainable management of the coast.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct link between this policy and SA Objective, however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct link between this policy and SA Objective, however they are compatible. There could be increased opportunities for water-based recreation.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge	There is no direct relationship between this policy and the SA Objective, however they are compatible.	0	✓

base			
4. Minimise the need to travel and encourage sustainable modes of transport	Point one of the policy requires new development to be located within or adjoining an existing settlement. Using the rationale that people may need to access marinas for work and tourism purposes, locating new marina development within or near to populated areas with existing sustainable modes of transport and provision of shops and services may contribute to the policy loosely meeting the SA Objective.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no direct relationship between this policy and the SA Objective, however they are compatible. Some marina development may incorporate an element of residential property or mixed-use development, contributing to a wider range of housing choices.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a direct relationship between this policy and the SA Objective. Marina development could provide facilities and services as part of the development.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	This policy has no direct relationship with the SA Objective.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	In West Wales, tourism accounts for over a third of direct coastal and marine employment. Industrial development in the Haven contributes significantly to employment provision. This policy for the extension to existing provision directly meets the SA Objective.	✓	✓
9. Support a sustainable & diverse local economy	The Welsh Government recognises the important contribution that marinas make to Wales' visitor economy. This policy facilitates marina development at appropriate locations around the coast, development will not be permitted in areas where landscape or conservation value would be compromised, as such this policy directly meets the SA Objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Climate change has become a key consideration in policy development and decision-making. This issue is addressed through a number of international and national documents and policies. While efforts at a global scale are being made to reduce the causes of climate change, it is	✓	✓

	essential at the local level that the vulnerability to its effects is reduced. Point 4 of the policy requires development that does not conflict with the sustainable management of the coast, considering the potential impacts of climate-change such as flooding of low-lying areas, increased erosion rates and sea level rise, for the benefit of this policy a 'sustainable' location must take these varying impacts into consideration when proposing new marina development.		
11. Maintain & improve air quality	There is not direct link between this policy and the SA Objective. It is unlikely that future marina development would have a negative impact upon air quality. However policies exist within the LDP to ensure that development does not adversely impact air quality.	0	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	The availability of water resources are critical to marine development. The quality of water as a resource is highlighted in a variety of policy documents at international and national level, a key theme over these documents is the need to maintain high standards of quality for both recreation and ecological purposes. For development to meet point 4 of this policy is must not cause pollution to water resources both in the short and the long term.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Development will relate well to existing settlements. With proposals along the undeveloped coast being unacceptable. The best location for these developments is in existing ports, harbours and coastal towns.	✓	✓

	Development will be subject to policies which seek to minimise any contamination.		
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	There is a direct link between the policy and the SA Objective. The protection and enhancement of biodiversity has been given a high priority at all policy levels and is reflected through the international, national and local designation of sites, some of which occupy a coastal location (Pembrokeshire Marine SAC). Any development will need to be seen not to impact negatively upon biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	Wales is rich in both outstanding historic and natural landscapes, this is evidenced by the extent of heritage coast, historic landscape designations, National Parks and Areas of Outstanding Natural Beauty. These designations make a significant contribution to quality of life and visitor experience. Criteria 2 of the policy ensures development to the marinas would not impact negatively upon features which contribute to the landscape character.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Criteria 2 of this policy ensures development would not have a significant detrimental impact on the landscape character, and would need to be compatible in terms of its scale with the surrounding area. These objectives in combination with specific design policies should ensure development meets this SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The coastal landscapes have been recognised within 'Welsh Government coastal tourism strategy' as being under pressure from human activities and natural processes. Point 2 of this policy in combination with national legislation for the protection of Listed buildings and/or scheduled ancient monuments will ensure these features of heritage and historic value are protected against damage resulting from development.	✓	✓
Summary Allocated sites have been assessed separately. The policy for new or extended marinas contributes positively towards the SA Objectives. Development would provide employment			

and economic benefits. Given the nature of marinas, there is potential that they could adversely impact the marine environment. However, the policy, together with all other LDP policies provides a robust framework for assessing proposals and there is a strong emphasis on the protection and enhancement of biodiversity which will ensure the good quality environment on which the economy is reliant is protected.

GN 23 Prior Extraction of the Mineral Resource

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, prior to the commencement of the development.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no relationship between the policy and this objective. However mineral workings have the potential to impact on human health and amenity. Policies are in place to ensure no adverse impacts from mineral works.	0	0
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is no direct relationship between the policy and this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no relationship between the policy and this objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the	There is no relationship between the policy and this objective. Indirectly, mineral workings would provide employment opportunities.	0	0

population			
9. Support a sustainable & diverse local economy	There is no relationship between the policy and this objective. Mineral resources contribute to the environment.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no direct relationship between the policy and this objective. Development would need to be resource efficient and look at renewable energy use. Other policies in the Plan will ensure that development will reduce Pembrokeshire's contribution to climate change.	0	0
11. Maintain & improve air quality	There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is a relationship between the policy and this objective. If resources are extracted before development is permitted it would ensure no materials are wasted and development does not have to be affected at a later date.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective through the extraction of mineral resources prior to development. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3). Where there are features on the site which should be retained, such as trees and hedgerows, this might	✓	✓

	preclude prior extraction.		
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. The potential extraction of resources can contribute further to the knowledge of geological heritage. The end use of the site would be developed therefore this would have been subject to policies which ensure that landscape impacts are minimised.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is an indirect relationship between the policy and this objective. Minerals extracted could be needed to use as building material for development which requires local building material.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy will provide a way to ensure that minerals are extracted prior to development, where the need is proven. This provides economic benefits and also is sustainable as the material would otherwise be obstructed by development. The process of extraction would be subject to permission and environmental impacts would be mitigated.			

GN 24 Minerals Working

New proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met:

1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or existing reserves;
2. The scale of the development is appropriate to serve the local market and a suitable proportion of the regional market;
3. In the case of former minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment; and
4. There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy	There is a positive long term relationship between the policy and this objective. Mineral workings have	✓	✓

lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	the potential to impact on human health and amenity. Policies are in place to ensure no adverse impacts on health and the environment.		
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	The process and location of mineral workings will mean that transportation of material will be necessary. The scale of impact depends on the location of the minerals workings. The plan does encourage sustainable transport.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no relationship between the policy and this objective. Planning obligations may require contributions towards community facilities.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between the policy and this objective however they are compatible. If new sites are permitted it may increase job opportunities.	0	✓
9. Support a sustainable & diverse local economy	There is a positive relationship between the policy and SA Objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a relationship between the policy and this objective. In permitting new proposals in the local area and by encouraging sustainable transport the policy indirectly supports the objective.	✓	✓
11. Maintain & improve air quality	There is a relationship between the policy and this objective. In permitting new proposals in the local area and by encouraging sustainable transport the policy indirectly supports the objective. There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).	✓	✓
12. Minimise the generation of waste &	There is a direct, long term positive relationship between the policy and	✓	✓

pollution	this objective. The policy directly supports the use of secondary or recycled materials by restricting permissions if mineral supplies can be met through these potential supply sources, rather than by using primary resources. This will reduce the amount of secondary materials being wasted.		
13. Encourage the efficient production, use, reuse & recycling of resources	There is a direct, long term, positive relationship between the policy and this objective. The policy directly supports the use of secondary or recycled materials by restricting permissions if mineral supplies can be met in the method.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality. The policy allows for groundwater protection.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and this objective although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective through the extraction of mineral resources. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated. The policy allows for the provision of the restoration of the site where appropriate post-closure.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. The potential extraction of resources can contribute further to the knowledge of geological heritage. The end use of the site could potentially provide a geological designation. Policies will ensure that landscape impacts are minimised.	✓	✓
20. Encourage quality	There is an indirect relationship	✓	✓

locally distinct design that complements the built heritage	between the policy and this objective. Minerals extracted could be needed to use as building material for development which requires local building material.		
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy allows for mineral workings and extensions to existing sites. This supports the economy and provides materials for building. The policy includes criteria that the mineral is required for an identified need which cannot be supplied from secondary or recycled materials or existing reserves. This potentially provides for positive impacts on resource use. Proposals will need to be assessed against other policies in the plan. Provision is made for landscaping and environmental protection.			

GN 25 Recycled Waste Materials and Secondary Aggregates

Proposals to use recycled waste materials as secondary aggregates (including the use of construction materials arising from demolition) will be permitted where the following criteria are met:

1. The effect of using this material does not significantly harm sites, buildings, walls or features of historic, architectural or archaeological interest;
2. The scale of the operation is appropriate to the area in which the source material is found;
3. Where a single site is proposed to deal with waste arising from more than one location, that site is wherever possible well located in relation to the source materials;
4. The waste and secondary aggregates products will, wherever feasible, be transported by rail or water; and
5. There is provision for landscaping, groundwater protection, beneficial after-use, restoration, and post-closure management of the site, including wherever possible details of progressive restoration of the sites.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a positive long term relationship between the policy and this objective. Workings have the potential to impact on human health and amenity. Policies are in place to ensure no adverse impacts on health and the environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge	There is no relationship between the policy and this objective.	0	0

base			
4. Minimise the need to travel and encourage sustainable modes of transport	The process and location of mineral workings will mean that transportation of material will be necessary. The scale of impact depends on the location of the minerals workings. The plan does encourage sustainable transport. The policy states that waste and secondary aggregates will wherever feasible be transported by rail or water.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective however they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no relationship between the policy and this objective. Planning obligations may require contributions towards community facilities.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no relationship between the policy and this objective although they are compatible. Encouraging the use of recycled materials may lead to new jobs and the opportunity for a new business potential.	0	✓
9. Support a sustainable & diverse local economy	There is no relationship between the policy and this objective however they are compatible. A growth in recycled materials may help diversify the local economy and increase job opportunities.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a positive, indirect relationship between the policy and this objective. The policy encourages the use of rail or water and in turn this may minimally reduce emissions from road transport which in turn impacts positively on climate change. Also by considering the location of sites any transportation of materials by road should not have to cover too large a distance therefore cutting journey time.	✓	✓
11. Maintain & improve air quality	There is a positive relationship between the policy and this objective. There are policies in the Plan which will ensure no adverse impacts on air	✓	✓

	quality (GN 1). The policy encourages the use of rail or water and in turn this may minimally reduce emissions from road transport.		
12. Minimise the generation of waste & pollution	There is a direct, positive, long term relationship between the policy and the objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is a direct, positive, long term relationship between the policy and the objective.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality. The policy allows for groundwater protection.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is no relationship between the policy and this objective although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	There is a direct, positive, long term relationship between the policy and the objective. Potential contamination from development will be assessed and mitigated. The policy allows for the provision of the restoration of the site where appropriate post-closure.	✓	✓
17. Safeguard soil quality & quantity	There is a direct, positive, long term relationship between the policy and the objective.	✓	✓
18. Protect, enhance & value biodiversity	There is a positive, long term relationship between the policy and the objective. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3). The policy deals with post closure managements which if handled carefully could benefit biodiversity in the local area.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct, positive, long term relationship between the policy and the objective. Sites would need to be landscaped and have a beneficial after-use.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is no direct relationship between the policy and the objective although they are compatible.	0	✓
21. Protect, enhance & value the built heritage & historic environment	There is no direct relationship between the policy and the objective although they are compatible. Criteria in the	0	✓

	policy will ensure that the effect of using the material does not significantly harm sites, buildings, walls, or features of historic, architectural or archaeological interest.		
Summary The policy will provide positive benefits in terms of resource use. The policy also allows for the transportation by rail or water which will support the transport and climate change objectives. The criteria in the plan also provides for landscaping, groundwater protection, and the beneficial after-use of the site.			

GN 26 Buffer Zones around Mineral Working Sites			
New mineral extraction and new sensitive development will not normally be permitted within Buffer Zones around mineral working sites, where such uses would potentially have an adverse impact on one another because of their close proximity.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no relationship between the policy and this objective although they are compatible. Buffer zones will help to prevent inappropriate co-locations that could cause problems in relation to human health and well being.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is no relationship between the policy and this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no relationship between the policy and this objective although they are compatible.	0	✓
7. Protect & enhance the role of the Welsh	There is no relationship between the policy and this objective.	0	0

Language & culture			
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	There is no relationship between the policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no relationship between the policy and this objective.	0	0
11. Maintain & improve air quality	There is no relationship between the policy and this objective.	0	0
12. Minimise the generation of waste & pollution	There is no relationship between the policy and this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources	There is no relationship between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water	There is no relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise	There is no relationship between the policy and this objective.	0	0
16. Use land efficiently & minimise contamination	There is no relationship between the policy and this objective although they are compatible.	0	✓
17. Safeguard soil quality & quantity	There is no relationship between the policy and this objective.	0	0
18. Protect, enhance & value biodiversity	Designations for biodiversity (GN 36) are likely to preclude any future working of a mineral resource beneath protected sites.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is no relationship between the policy and this objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage	There is no relationship between the policy and this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment	There is no relationship between the policy and this objective.	0	0
Summary The policy allows for mineral working sites to be buffered, therefore overcoming conflicts between mineral workings and other land uses. For example, buffer zones around mineral workings will ensure that sensitive land uses such as housing, hospitals and schools would not normally be permitted because of potential negative impacts (e.g. dust, noise, vibration). Designations for biodiversity (GN 36) are likely to preclude any future working of the mineral resource.			

GN 27 Residential Development

Residential development will be permitted where the proposal is for one or more of the following:

1. Open market housing or affordable housing to meet local needs, located within the Settlement Boundary of a Town, Service Centre, Service Village or Large Local Village as defined in the settlement hierarchy;
2. Affordable housing to meet local needs, located within the boundary of a Small Local Village;
3. the replacement or sub-division of an existing dwelling;
4. the conversion of an historic building to residential use;
5. a rural enterprise worker's dwelling;

New homes on sites of 0.10 hectares and above will be built at a density of at least 25 dwellings per hectare, rising to at least 30 dwellings per hectare on sites in Towns. In exceptional circumstances evidence of infrastructure or physical constraints may justify a lower density.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	National Planning guidance Planning Policy Wales requires that local Planning authorities, when preparing housing policies should balance social, economic and environmental needs when devising a settlement strategy. The guidance goes further to advise authorities that a criteria-based approach should be used. This policy is in line with this guidance and as such should contribute positively to the SA Objective.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between providing housing and access to healthcare and recreation and promoting and improving health. However, meeting the needs of people in appropriate housing may improve their health and locating development in areas with health and recreation services could help meet part of the objective. Providing housing choices can contribute towards well being.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the policy and objective.	0	✓
4. Minimise the need to travel and encourage	The settlement hierarchy is based on services and facilities, therefore	✓	✓

sustainable modes of transport	housing has largely been directed to sustainable settlements with transport links.		
5. Provide a range of high quality housing including affordable housing to meet local needs	Criteria 2 of this policy in combination with policies on design and affordable housing should ensure the objective is met.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	This policy directly relates to the SA Objective. Through the practice of using settlement boundaries to control where development is permitted, development sprawl will be limited and new development should support existing services in a sustainable way.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	The policy may contribute towards protecting the welsh language and culture through the provision of housing, including affordable housing allocated for local needs, however, occupancy of market housing in Welsh speaking areas cannot be controlled and therefore housing could be occupied by welsh speakers or non welsh speakers. PPW allows for phasing for social infrastructure – Welsh language, at application stage.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing can provide jobs in construction contributing to the range of employment opportunities.	0	✓
9. Support a sustainable & diverse local economy	The policy directly meets the SA Objective and is compatible with it. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective but it is compatible. WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable drainage systems which should reduce the level of surface water runoff and flooding.	0	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective but it could be compatible. Locating development in settlements with access to services and existing sustainable modes of transport could reduce the need to travel or provide options to travel by	0	✓

	non polluting methods of transport, as such reducing the potential for air pollution.		
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	A direct relationship exists between the policy and this SA Objective. Criteria 5 of the policy provides for conversion of historic buildings which could be considered as efficient use of resources. Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	A direct relationship exists between the policy and this SA Objective. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing to be built in flood risk areas. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently & minimise contamination	The requirement of this policy to locate new development within a settlement boundary and promote the reuse of existing buildings prevents unnecessary development in the open countryside, this is considered to be an efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective. Density of housing is also prescribed by the policy. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance &	Policies in the Plan will ensure that the	✓	✓

value biodiversity	biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).		
19. Protect & enhance the landscape & geological heritage	The requirement of this policy to locate new development within a settlement boundary and promote the reuse of existing buildings prevents unnecessary development in the open countryside, this is considered to be an efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific policies for design will meet this SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Criteria 5 of this policy in combination with legislation for the protection of built heritage will ensure the historic and built environment are protected and as such will meet this SA Objective.	✓	✓
Summary This policy directly contributes to and is not incompatible with the majority of the SA Objectives. Development will provide market and affordable housing therefore widening the choices for potential inhabitants. Housing policies will be assessed against other Plan policies which will ensure social, economic and environmental benefits.			

GN 28 Residential Allocations

The following sites are allocated for residential development.

Housing Allocations	Site Reference	Minimum no of Units	Site Area (ha)
Haverfordwest - Hermitage Farm	HSG/040/00269	38	1.26
Haverfordwest - Slade Lane North	HSG/040/00273	459*	15.31
Haverfordwest - Slade Lane South	HSG/040/00274	512	17.05
Haverfordwest – between Shoals Hook Lane and bypass	HSG/040/00275	150	9.26
Haverfordwest - Scarrowscant / Glenover	HSG/040/00106	140	4.73
Milford Haven - Steynton Thornton Road	HSG/086/00223	224	7.49
Milford Haven - Steynton Greenmeadow	HSG/086/00129	149	4.3
Milford Haven - Steynton Myrtle Hill	HSG/086/00226	102	3.4
Milford Haven - Hubberston West of Silverstream	HSG/086/00095	50	1.66
Milford Haven - South West of The Meads	HSG/086/00222	93	3.09
Milford Haven - Castle Pill	HSG/086/00318	72	2.9
Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd	HSG/086/00117 HSG/086/002	151	5.16
Neyland - East of Poppy Drive	HSG/093/00066	101	3.37
Pembroke Dock - North of Pembroke Road	HSG/096/00238	98	2.81
Pembroke Dock - North of Imble Lane	HSG/096/00231	96	2.75
Pembroke Dock - East of Hill Farm, Imble Lane	HSG/096/00233	63	1.79
Pembroke - North & West of	HSG/095/00154	150	5.68

Railway Tunnel				
Pembroke - Adjacent to Monkton Swifts	HSG/095/00153	118	3.7	
Pembroke - Adjacent to Long Mains & Monkton Priory	HSG/095/00147	115	7.57	
Pembroke - North of Gibbas Way	HSG/095/00144	70	2.85	
Pembroke - South of Gibbas Way	HSG/095/00144	58	2.33	
Fishguard - Maesgwynne Farm	HSG/034/00215	399	13.31	
Fishguard -East of Maesgwynne	HSG/034/00165	24	0.81	
Fishguard - Old Infants School	HSG/034/LDP/01	21	0.7	
Narberth - West of Bloomfield Gardens	HSG/088/00078	89	3.58	
Narberth - West of Rushacre	HSG/088/00077	58	2.4	
Johnston - Adjacent to Milford Road	HSG/048/00038	130	5.21	
Letterston - Court Meadow	HSG/053/00009	90	2.28	
Crymych - Between the School & Station Road	HSG/030/00043	60	2.07	
Crymych - East of Waunaeron	HSG/030/LDP/01	35	1.24	
Kilgetty - Extension to James Park & Cotswold Gardens	HSG/050/00042	75	3.03	
Kilgetty - Land to the Rear of Newton Hall	HSG/050/00043	26	1.33	
Kilgetty - Land West of Stepside School	HSG/050/00041	19	0.61	
Kilgetty - Land to the South of Kilvelgy Park	HSG/050/00044	20	0.8	
Abercych - Adjacent to Waterloo Cottage	HSG/001/LDP/01	17	0.86	

Begelly - North of New Road	HSG/003/00024	65	3
Blaenffos - Adjacent to Hafod	HSG/006/00003	16	1.68
Boncath - North of Cilfan y Coed	HSG/007/LDP/01	10	0.69
Broadmoor - Northwest of Lyndhurst Avenue	HSG/008/LDP/01	12	0.48
Cilgerran - Adjacent to Holly Lodge	HSG/020/00062	24	1.1
Clarbeston Road - West of Ash Grove	HSG/022/00012	21	0.83
Clunderwen - Depot Site	HSG/152/LDP/01	28	0.96
Cosheston - South of Tinkers Fold	HSG/025/00028	6	0.64
Croesgoch - OS 7445, North of the Forge	HSG/028/00012	20	0.67
Croesgoch - East of the Forge	HSG/028/00013	22	0.73
Crundale - Opposite Woodholm Close	HSG/029/00014	13	0.51
Crundale - Land at Cardigan Slade	HSG/029/00017	55	2.22
Eglwysrwr - South West of the School	HSG/033/00035	15	0.51
Haycastle Cross -Land Opposite Barrowgate	HSG/041/LDP/01	6	0.43
Hook - Rear of Pill Road	HSG/044/00050	15	0.59
Houghton - Nursery	HSG/045/00008	15	2.18
Hundleton - East of Bentlass Road	HSG/046/00015	40	1.26
Jeffreyston - Rear of Beggars Roost & Sunny Side	HSG/047/LDP/01	14	0.9
Lamphey - South of Cleggars Park	HSG/052/00011	55	2.42
Llandissilio - Pwll Quarry Cross	HSG/060/LDP/01	25	1.75

Llanddewi Velfrey - North of the Village Hall	HSG/057/LDP/01	12	0.5
Llangwm - Opposite The Kilns	HSG/063/00024	75*	3.01
Maenclochog - North West of the Globe Inn	HSG/081/LDP/01	58*	2.31
Martletwy - West of Post Office Farm	HSG/083/LDP/01	6	0.4
Mathry - South of the Woodturner's	HSG/085/LDP/01	6	0.2
Milton - West of Milton Meadows	HSG/087/LDP/01	15	0.75
Penally - North of The Paddock	HSG/097/LDP/01	8	0.29
Penally - Penally Heights	HSG/097/LDP/02	11	0.56
Pentlepoir - Land adjacent to Coppins Lodge	HSG/099/LDP/01	33	1.68
Pont yr Hafod - Land Opposite School	HSG/103/LDP/01	10	0.44
Puncheston - Opposite Bro Dewi	HSG/108/LDP/01	8	0.39
Puncheston - West of Awelfa	HSG/108/LDP/02	12	0.44
Robeston Wathen - South of Robeston Court	HSG/113/LDP/01	12	0.63
Roch - East of Pilgrim's Way	HSG/114/LDP/01	44	2.19
Rosemarket - Opposite The Glades	HSG/116/LDP/01	13	0.5
Sageston - South of the Plough Inn	HSG/015/00022	31	1.27
Simpson Cross - East of Hill Lane	HSG/119/LDP/01	14	0.72
Spittal - North West of Wesley Way	HSG/120/00018	22	0.87
St Dogmaels - Awel y Mor Extension	HSG/122/00035	16	0.55
St. Florence - North of Parsons Green	HSG/123/LDP/01	21	0.86

Templeton - South of the B4315	HSG/132/00030	18	1.21
Templeton - South of the Boars Head Junction	HSG/132/LDP/01	24	1.2
Tiers Cross - North of Bulford Road	HSG/135/00004	23	0.91
Wolfscastle – opposite Haul y fryn	HSG/149/LDP/01	30	1.2

*This indicates sites where the full capacity of the site will not be developed during the Plan period. Further information is contained in SPG on Development Sites

Summary
Allocated sites have been assessed separately.

GN 29 Local Needs Affordable Housing Provision			
Local needs affordable housing will be a requirement: 1. On sites in Towns, Service Centres and Service Villages where there is a with a net gain of 5 or more dwellings; 2. In Large Local Villages where there is a net gain of 2 or more dwellings; and 3. Of all new dwellings in Small Local Villages.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The evidence base from which this policy is compiled indicates Pembrokeshire is the least affordable county in Wales. The proposed net gain of affordable houses in developments of a particular size increases the likelihood that this policy will meet this objective.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Meeting the needs of those in inappropriate housing and compliance with guidance for provision for accessible open space within residential developments will ensure this objective is met.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship exists between this policy and objective.	0	✓
4. Minimise the need to travel and encourage	Affordable housing will be in Towns, Service Centres and Service Villages,	✓	✓

sustainable modes of transport	Large Local Villages and Small Local Villages which may have access to sustainable travel modes and access to certain facilities.		
5. Provide a range of high quality housing including affordable housing to meet local needs	This policy directly meets the objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The provision of a mix of affordable housing within future residential developments of a certain size will contribute to building communities with a mixture of social and economic backgrounds. It is not apparent whether the provision of such through this policy would achieve this SA Objective in isolation. The policy and the objective are however compatible.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	Local Housing Market Assessment identified in the reasoned justification for this policy identifies Pembrokeshire is the least affordable county in Wales and suggest an income-to-house price ratio is low. The provision of affordable housing may provide affordable housing for the local population and as such stunt the outflow of the younger populations, this in turn may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and objective, although they are compatible. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable drainage systems which should reduce the level of surface water runoff and flooding.	✓	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and objective, although they are compatible. Locating	0	✓

	development in settlements with access to services and existing sustainable modes of transport could reduce the need to travel or provide options to travel by non polluting methods of transport, as such reducing the potential for air pollution.		
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. The incorporation of sustainable drainage systems should into new residential developments should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing development in areas of flood risk.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship with the policy and the SA Objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	0	✓
17. Safeguard soil quality & quantity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
19. Protect & enhance the landscape & geological heritage	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific design and conservation policies will meet this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	This policy in combination with specific design and conservation policies will meet this objective.	✓	✓
Summary The policy contributes positively to the social SA Objectives by providing local needs			

affordable housing for people in Towns, Service Centres, and Service Villages, Large Local Villages and Small Local Villages. This would be subject to conditions or a planning obligation. Development which proceeds as a result of this policy would be assessed against other policies in the Plan this will ensure that environmental SA Objectives are met.

GN 30 Exception Sites for Local Needs Affordable Housing

Local needs affordable housing on land that would not otherwise be released for housing will be permitted in exceptional circumstances where the following criteria are met:

1. The site is within or immediately adjoining a Settlement Boundary;
2. A local need for affordable housing has been identified;
3. The community in which the site is located is adequately served with facilities to support the proposed development; and
4. All the benefits of affordable housing provision, built for the exclusive occupation of local people in need of affordable homes, will pass to the initial and all subsequent, occupants.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The evidence base which underpins this indicates that Pembrokeshire is one of the least affordable counties in Wales. The proposed net gain of affordable houses through this policy will contribute to addressing the imbalance in population structure, and could aid the retention of young people who will be able to live in their home community, which contributes to the plan meeting this objective.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Through delivering affordable homes for those in unsuitable accommodation the policy may contribute to long term health benefits and will contribute to an improvement in well being. This policy in combination with specific policies for the provision of open space and recreational facilities within housing developments may further contribute to this objective.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct link between this policy and this objective, however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive, long term relationship between the policy and this objective. Criteria 1 and 3 of this policy should reduce the need to travel to access essential services.	0	✓

5. Provide a range of high quality housing including affordable housing to meet local needs	This policy directly meets this objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	Criteria 1 and 3 of this policy should ensure development of affordable housing on exception sites with access to key services and facilities. Although it is recognised that the policy will provide housing accessible to people from a variety of economic backgrounds, it is not clear whether this approach will actively build safe, vibrant and cohesive communities.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	The provision of exception sites affordable housing will provide opportunities for people to address their housing needs in their home community. The policy will contribute to retention of local people within the community for those communities where the Welsh language has a significant role, which may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and objective, although they are compatible. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective but it is compatible. WG will require new housing from 2011 to be carbon neutral. New housing should be adapted for climate change and incorporate sustainable drainage systems which should reduce the level of surface water runoff and flooding.	0	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste	✓	✓

	management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. Development should incorporate sustainable drainage systems which should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing development in areas of flood risk. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship with the policy and the SA Objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific design and conservation policies will meet this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary This policy contributes to meeting the accommodation needs of those who cannot afford open market housing. In doing so it meets social SA Objectives linked maintaining a balanced population, improving health and wellbeing, meeting housing needs and cohesive communities and protecting and enhancing the Welsh language. The policy is compatible			

with SA economic objectives. There are also potential positive relationships with environmental objectives linked to design quality and protection of built heritage.

GN 31 Specialist and Supported Accommodation

The development, or extension, of specialist residential accommodation will be permitted where the following criteria are met:

1. In the case of new facilities the development is within or well-related to a Settlement Boundary, or involves the adaptation or conversion of an appropriate existing building; or
2. In the case of extensions, the scale and nature of the extension is compatible with its location, and
3. In all instances access arrangements allow for the safe manoeuvring of pedestrians, cars, ambulances and delivery and service vehicles.

Land is allocated for an additional care facility at:

Site	Site Reference	Area (ha)
Park House, New Hedges	SSA/089/01	1.65

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The aim of this policy to provide accommodation for the specialist needs of various groups, for example the elderly. Pembrokeshire has a high population of people over 65, this policy should help to deliver facilities to improve elderly and or vulnerable people's well being.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a positive, long term relationship between the policy and this objective. The policy will improve health and well being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct link between this policy and this objective, though they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	Criteria 1 states that specialist and supported accommodation should be within or well-related to a settlement. This contributes positively to this SA Objective.	✓	✓
5. Provide a range of high quality housing	There is a direct link between this policy and this objective. By providing	✓	✓

including affordable housing to meet local needs	specialist residential accommodation will provide safe and specially designed accommodation for those that require it.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	This policy directly meets the SA Objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	This policy will provide a mechanism to meet specialist and supported housing needs locally. The policy will contribute to retention of local people within the community and for those communities where the Welsh language has a significant role, may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The provision of serviced accommodation may indirectly provide employment opportunities locally, as such the policy may indirectly meet the objective and they are compatible. Specialist and supported accommodation can help people into work through stable accommodation. There may also be construction and potential specialist care employment.	0	✓
9. Support a sustainable & diverse local economy	There is an indirect relationship between this policy and the objective, and they are compatible.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may contribute towards reducing peoples need to travel via polluting modes of transport for work, visiting and access to services and facilities. This policy directly meets this objective.	✓	✓
11. Maintain & improve air quality	The policy may contribute towards reducing peoples need to travel for work, visiting and access to services and facilities. Pembrokeshire currently has a good level of air quality. This policy indirectly meets this objective.	✓	✓
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the	Policies in the Plan will ensure that this	✓	✓

efficient production, use, reuse & recycling of resources	SA Objective is supported (GN 1, GN 2, GN 4, GN 24).		
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. Development should incorporate sustainable drainage systems which should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing development in areas of flood risk. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship with the policy and the SA Objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	There is no direct relationship between this policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific design and built heritage policies will meet this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary This policy contributes to meeting the accommodation needs of people requiring specialist or supported accommodation. In doing so it meets social SA Objectives linked to maintaining a balanced population, improving health and wellbeing, meeting housing needs, cohesive communities and protection / enhancement of the Welsh language and is compatible with economic and environmental objectives, including reducing the need to travel. Allocated sites are assessed separately.			

GN 32 Gypsy Traveller Sites and Pitches Policy

Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will be permitted where the following criteria are met:

1. There is a proven need for either permanent or transit gypsy traveller pitches and evidence that the need cannot be met on existing authorised sites in Pembrokeshire;
2. The proposed location is accessible to existing community, social, educational and other facilities; and
3. The site layout is designed to meet the needs of the inhabitants

Land is allocated for additional gypsy and traveller accommodation at:

Site	Indicative number of pitches
Withybush	10
Catshole (Castle) Quarry	8
Kingsmoor Common, Kilgetty	15

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	This policy directly meeting this objective through accommodating all groups within society.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Through the accommodation of gypsy traveller sites and pitches the needs of this minority group in terms of health and well being may be improved, as such this policy directly meets the objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is a positive, indirect relationship between this policy and objective. Gypsy Traveller children may find it easier to access education opportunities where they are provided with a legal site and are not at risk of being moved on.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	Criteria 2 and 3 of this policy require that development of this type must have access to facilities. Through proximity to facilities and services and existing modes of transport this policy should directly meet this objective.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The criteria of this policy require that the site layout of any proposal is designed to meet the needs of the inhabitants. As such this policy should contribute to providing good quality	✓	✓

	accommodation.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	Through accommodating the needs of all groups within society and ensuring new development is accessible to key services (as the reasoned justification for this policy does), this policy should directly meet this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	There is no direct relationship between this policy and objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between this policy and this objective.	0	0
9. Support a sustainable & diverse local economy	There is no direct relationship between this policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Criteria 2 and 3 of this policy may contribute towards reducing peoples need to travel to access key services and facilities. This policy indirectly meets this objective.	0	0
11. Maintain & improve air quality	There is an indirect positive relationship between this policy and objective, with Criteria 2 of this policy providing the means to reduce travel related pollution.	✓	✓
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. Development should incorporate sustainable drainage systems which should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents certain types of development in areas of flood risk. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently &	This policy indirectly meets this	✓	✓

minimise contamination	objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.		
17. Safeguard soil quality & quantity	There is no direct relationship between this policy and this objective.	0	0
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	✓
19. Protect & enhance the landscape & geological heritage	The reasoned justification for this policy requires that any impact upon surrounding areas as a result of development will be mitigated against; as such the policy is compatible with this objective. In addition, by providing allocations to address identified need for pitches, this policy may prevent unauthorised encampments in countryside locations which may reduce potential landscape impacts.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The reasoned justification for this policy requires that any site design must combine a layout which demonstrates how the site will meet the needs of the inhabitants and adequately screen the visual impact of the development on the landscape, as such this policy directly meets this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

This policy contributes to meeting the accommodation needs of Gypsy Travellers, in doing so it meets social SA objectives linked to maintaining a balanced population, improving health and well being, meeting housing needs and cohesive communities and indirectly contributing to improving education opportunities. The policy supports economic SA Objectives of supporting a diverse local economy, recognising the economic contributions that gypsy travellers may make to local communities. There are also potential positive relationships with environmental objectives linked to landscape and the environment as this policy should ensure sites are well designed, make efficient use of land, minimise contamination and appropriately located in the landscape.

GN 33 Community Facilities

- A The development of new community facilities⁴ will be permitted where proposals are located within or are well-related to a settlement;
- B Extension(s) to an existing community facility will be permitted where the facility is appropriately located to meet the needs of the community it is to serve.
- C The change of use of a community facility will only be permitted where:
 Either
 1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable;
 Or
 2. A suitable replacement facility is to be made available.
- D The following sites are allocated for the development of new community facilities at::

Community Facilities	Use	Name	Area (ha)
CF/040/01	New primary school	Slade Lane School Site, Haverfordwest	5.83
CF/040/02	Hospital extension	Withybush Hospital Extension, Haverfordwest	2.57
CF/040/03	Site extension	St Marks VA School, Haverfordwest	0.31
CF/096/01	Site extension & new access for school	Pennar CP School, Pembroke Dock	1.4
CF/095/01	Cemetery extension	Monkton Cemetery, Monkton	0.21
CF/048/01	Cemetery extension	Popehill, Johnston	0.77
CF/035/01	Cemetery extension	Freystrop Cemetery, Freystrop	0.21
CF/040/04	Replacement primary school	Haverfordwest school	0.79

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a	Community facilities are a necessary	✓	✓

⁴ Community facilities are any facilities that serve the community and contribute to the quality of everyday life, including schools, libraries, religious buildings, sports halls and leisure centres, community halls, public houses, post offices and health centres, playgrounds, cemeteries and small scale community based reuse and recycle facilities (including bring sites).

balanced population structure	element in sustaining a population of an area. This policy directly meets the SA Objective.		
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	This policy directly meets the objective. Community facilities include health centres, playgrounds and leisure and sport facilities, schools and cemetery extensions the provision and protection of such directly contributes to this objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	This policy permits (were development is in agreement with criteria) and protects community facilities, which may include education opportunities such as libraries and schools and therefore the policy directly meets the objective.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport	This policy indirectly meets this objective. The requirement for facilities to be related to a settlement encourages access via sustainable modes of transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no direct relationship between this policy and objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	Community facilities play an important role within society. This policy requires that new community facilities are well related to a settlement and existing facilities should be protected, as such this policy directly meets this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	Community facilities such as village halls may serve as valuable venues which cultural and Welsh language related events can be held, as such this policy directly meets this objective.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	Community facilities such as sport and leisure centres and schools provide valuable centres of employment, provision for and protection of such facilities under this policy directly meets the objective.	✓	✓
9. Support a sustainable & diverse local economy	The policy will contribute positively towards the SA Objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy criteria requires new community facilities to be well related to a settlement, this may reduce the need to travel to facilities via non polluting modes of transport and as such meet this objective.	✓	✓
11. Maintain & improve air quality	The policy criteria requires new community facilities to be well related	✓	✓

	to a settlement, this may reduce the need to travel to facilities via non polluting modes of transport and as such meet this objective.		
12. Minimise the generation of waste & pollution	There is a positive, long term relationship between the policy and this objective, with the policy providing for locally based facilities, thereby reducing the potential for transport related pollution and encouragement for increased recycling through local collection points. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. Development should incorporate sustainable drainage systems which should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents certain types of development in areas of flood risk. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently & minimise contamination	This policy indirectly meets this objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	There is no direct relationship between this policy and objective.	0	0
18. Protect, enhance & value biodiversity	No direct relationship exists between this policy and objective, however the development of community facilities will be subject to the same assessments to ensure no significant adverse impacts result from development. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	0

19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship exists between this policy and objective, although they are compatible. Specific policies in combination with this policy will ensure quality locally distinct design is prioritised and built heritage is not compromised as a result of development (GN 1, GN 2, GN 37).	0	0
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary This policy contributes to meeting community needs locally. In doing so it meets SA social objectives connected to a balanced population structure, cohesive communities, improving public health and wellbeing improving recycling. By ensuring that Community Facilities are well located to settlements this policy is likely to reduce the need for people to travel and to lend support to the strength of the Welsh language where this is prevalent. The policy supports SA economic objectives of, recognising the importance of local facilities in providing local employment. This policy in combination with other plan policies is compatible with SA objectives linked to protecting the environment.			

GN 34 Protection and Creation of Outdoor Recreation Areas

A Outdoor recreation areas, which include public open spaces, leisure routes and recreational facilities, are protected from inappropriate development.

Development will be permitted on outdoor recreation areas where:

1. It can be demonstrated by the applicant that the area has no significant public recreational value; or
2. A suitable replacement facility is to be made available; or
3. The recreational facilities will be enhanced through the redevelopment of part of the site.

B New outdoor recreation area(s) will be permitted where the following criteria are met:

1. It is well located to serve community needs;
2. It is of appropriate size, design and form to meet the needs of the people it is intended to serve; and
3. Provision is made for the future management and maintenance of the site/route.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population	No direct link exists between this policy and SA Objective.	0	0

structure			
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Physical activity can promote and improve well being, though the protection and provision for areas of physical activity and recreation this policy directly meets this SA Objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy is not directly related to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive, long term relationship between the policy and this objective, through the provision for and protection of leisure routes. Sites should be in locations accessed by a range of means of transport.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	This policy ensures a minimum standard of open space provision is required for all new housing developments and as such meets the SA Objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a positive, long term relationship between the policy and this objective, with open space and recreation areas considered key facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct link between this policy and SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is an indirect link between this policy and the SA Objective. Certain types of leisure and recreation facilities will be staffed and as such will contribute to the provision of a wide range of employment opportunities within the County.	✓	✓
9. Support a sustainable & diverse local economy	There is an indirect link between this policy and SA Objective	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct link between this policy and SA Objective. The provision of outdoor recreational space, sport and leisure facilities may provide carbon sinks.	0	✓
11. Maintain & improve air quality	This policy meets the SA Objective. Provision of recreational areas will provide, in part, carbon sinks and as such improve air quality. Leisure and recreation facilities, considering the small scale provision and the nature of such facilities no detrimental impact upon air quality should result from this policy.	✓	✓

12. Minimise the generation of waste & pollution	This policy indirectly meets the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources	This policy meets the SA Objective. A requirement of the policy is for replacement and/or retention of existing provision of open space and as such meets this objective.	✓	✓
14. Maintain & protect the quality of inland & coastal water	This policy indirectly meets the SA Objective. The provision of recreational space contributes towards breaking up hard surfacing and as such reduces the impacts of surface water runoff and pressures on drainage facilities.	✓	✓
15. Reduce the impact of flooding & sea level rise	This policy indirectly meets the SA Objective.	✓	✓
16. Use land efficiently & minimise contamination	No relation exists between this policy and SA Objective, although they are compatible.	0	✓
17. Safeguard soil quality & quantity	This policy indirectly meets the SA Objective.	✓	✓
18. Protect, enhance & value biodiversity	No relation exists between this policy and SA Objective, although they are compatible. Outdoor recreation areas can provide important wildlife corridors.	0	✓
19. Protect & enhance the landscape & geological heritage	This policy indirectly meets the SA Objective. The provision and protection of recreation areas, wildlife corridors and leisure routes under this policy meets the SA Objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy indirectly meets the SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	This policy indirectly meets the SA Objective.	✓	✓

Summary

This policy contributes to meeting community needs locally for recreation areas and leisure routes. In doing so it meets social SA Objectives connected to cohesive communities, improving public health and well being. By ensuring that recreation and open space are well located to settlements this policy is likely to reduce the need for people to travel and provision for leisure routes is likely to encourage more sustainable transport. The policy supports economic SA Objectives by recognising the role of some recreation facilities in providing local employment. This policy in combination with other plan policies is compatible with SA Objectives linked to protecting the environment, with positive linkages including those related to air and water quality.

GN 35 Protection of Open Spaces with Amenity Value 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.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct link exists between this policy and SA Objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	This policy directly meets the objective. Open spaces, such as gardens, civic spaces, cemeteries, green corridors, green spaces around buildings, village greens and land which establishes the settling for a settlement provides access to the environment, improving well being which directly contributes to this objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship with the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	These facilities are likely to be within or near settlements therefore would support this SA Objective.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy is not directly related to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	Open space plays an important role within society. Open spaces are usually well related to a settlement and existing facilities should be protected.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	The policy is not directly related to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy is not directly related to the SA Objective.	0	0
9. Support a sustainable & diverse local economy	The policy is not directly related to the SA Objective.	0	0

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct link between this policy and SA Objective. Open space may provide carbon sinks.	0	✓
11. Maintain & improve air quality	This policy meets the SA Objective. Provision of open space will provide, in part, carbon sinks and as such improve air quality. Leisure and recreation facilities, considering the small scale provision and the nature of such facilities no detrimental impact upon air quality should result from this policy.	✓	✓
12. Minimise the generation of waste & pollution	This policy indirectly meets the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources	The policy is not directly related to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water	This policy indirectly meets the SA Objective. The provision of open space contributes towards breaking up hard surfacing and as such reduces the impacts of surface water runoff and pressures on drainage facilities.	✓	✓
15. Reduce the impact of flooding & sea level rise	No relationship exists between this policy and SA Objective, although they are compatible.	0	✓
16. Use land efficiently & minimise contamination	No relationship exists between this policy and SA Objective, although they are compatible.	0	✓
17. Safeguard soil quality & quantity	No relationship exists between this policy and SA Objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	No relationship exists between this policy and SA Objective, although they are compatible. Open space can provide important wildlife corridors.	0	✓
19. Protect & enhance the landscape & geological heritage	This policy indirectly meets the SA Objective. The protection of open space under this policy meets the SA Objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy indirectly meets the SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	This policy indirectly meets the SA Objective.	✓	✓
Summary This policy contributes to meeting community needs locally for amenity open space. In doing so it meets social SA Objectives connected to cohesive communities and improving public health and wellbeing. The policy supports SA environmental objectives, with positive indirect			

linkages, including those related to air and water quality. By ensuring the retention of local amenity open space, well located to settlements this policy is likely to reduce the need for people to travel and to contribute to maintenance of air quality.

GN 36 Protection and Enhancement of Biodiversity

Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised or mitigated through careful design, work scheduling or other appropriate measures.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship exists between the policy and this SA Objective	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The protection of biodiversity contributes to the quality of Pembrokeshire's environment, quality environmental features have been shown to have a positive impact upon human health and well being. As such this policy meets the SA Objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct link exists between this policy and the SA Objective, however they are compatible.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	No direct link exists between this policy and SA Objective.	0	✓
9. Support a sustainable	No direct link exists between this policy	0	✓

& diverse local economy	and SA Objective. However, biodiversity and the good quality environment of Pembrokeshire contribute indirectly towards the local economy (through the visitor economy).		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	Direct link between this policy and the SA Objective.	✓	✓
11. Maintain & improve air quality	Direct link between this policy and the SA Objective. Vegetation which supports biodiversity and the protection of habitats may act as carbon sinks and as such maintain and improve air quality.	✓	✓
12. Minimise the generation of waste & pollution	Direct link between this policy and the SA Objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	Direct link between this policy and the SA Objective.	✓	✓
15. Reduce the impact of flooding & sea level rise	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
16. Use land efficiently & minimise contamination	The policy and SA Objective are not directly related.	0	✓
17. Safeguard soil quality & quantity	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
18. Protect, enhance & value biodiversity	Direct link between this policy and the SA Objective.	✓	✓
19. Protect & enhance the landscape & geological heritage	Direct link between this policy and the SA Objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Direct link between this policy and the SA Objective. Designs can incorporate biodiversity enhancements.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Designs can incorporate biodiversity enhancements.	✓	✓
Summary This policy contributes to the protection and enhancement of biodiversity. In doing so it meets social SA Objectives linked to improving health and well being and a clean and healthy environment, and is compatible with economic SA Objectives. The policy makes a positive contribution to environmental objectives and indirectly encourages design quality and support biodiversity in the historic environment.			

GN 37 Protection and Enhancement of the Historic Environment			
Development that affects sites of architectural and/or historical merit or archaeological importance, or their setting, will only be permitted where it can be demonstrated that it would protect or enhance their character and integrity.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship exists between the policy and this SA Objective	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The protection and enhancement of the historic environment contributes to the quality of Pembrokeshire's environment and has a positive impact upon human health and well being. As such this policy meets the SA Objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	No direct link exists between this policy and SA Objective, however they are compatible. Emissions from traffic can impact upon the historic environment therefore sustainable modes of transport would bring positive impacts.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	Listed buildings and buildings within conservation areas provide housing.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct link exists between this policy and the SA Objective, however they are compatible.	0	✓
7. Protect & enhance the role of the Welsh Language & culture	Direct link between this policy and the SA Objective, through protection of cultural heritage.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
9. Support a sustainable & diverse local economy	The historic environment contributes to the visitor economy in Pembrokeshire, therefore protecting and enhancing the	✓	✓

	historic environment supports the local economy.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
11. Maintain & improve air quality	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
12. Minimise the generation of waste & pollution	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	No direct link exists between this policy and SA Objective, however they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	No direct link exists between this policy and SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise	No direct link exists between this policy and SA Objective.	0	0
16. Use land efficiently & minimise contamination	No direct link exists between this policy and SA Objective.	0	0
17. Safeguard soil quality & quantity	No direct link exists between this policy and SA Objective.	0	0
18. Protect, enhance & value biodiversity	There is an indirect link between this policy and the SA Objective. The historic environment, including historic buildings, historic landscapes and parks and gardens, provide habitats.	✓	✓
19. Protect & enhance the landscape & geological heritage	Direct link between this policy and the SA Objective, through protection of landscapes, including townscapes with historic interests.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Direct link between this policy and the SA Objective. Development designs would need to fit in with the character of an area (GN 1, GN 2).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Direct link between this policy and the SA Objective. Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2).	✓	✓

Summary

The policy is broadly compatible with social SA Objectives and meets the objective linked to improving health and wellbeing, and protecting and enhancing Welsh culture and is compatible with economic SA Objectives. The historic environment contributes significantly to the local economy, therefore the protection and enhancement is important. The policy makes a positive contribution to environmental objectives, including biodiversity, encouraging design quality.

GN 38 Transport Routes and Improvements

Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied:

- a. the choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and
- b. permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
- c. in the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and
- d. in the case of roads, a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and
- e. in the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages.

The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation.

Welsh Government Road Improvement Schemes:

1. A40 Llanddewi Velfrey to Penblewin – WG Phase 3 scheme
Regional Improvement Scheme
2. Improvement to the A40 west of St. Clears

Local road improvement schemes:

3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross))
4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)
5. Blackbridge Access Improvement and Waterston bypass
6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement

Bus and rail interchanges:

7. Fishguard (bus focal point)
8. Goodwick Railway Station (bus / rail interchange)
9. Milford Haven (bus / rail interchange)
10. Pembroke Dock (bus / rail interchange)

Rail network improvements:

11. Clunderwen railway station improvement

Park and ride schemes:

12. Tenby

County Council programmed highway schemes

13. B4318 Gumfreston to Tenby diversion and improvement phase 3 14. B4320 Monkton re-alignment 15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard 16. Haverfordwest to Narberth Shared Use Path 17. Haverfordwest Sustainable Town Centre Project			
SA Objective	Commentary/explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy will not directly meet this objective, but they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct relationship between the policy and this SA Objective. The provision of cycleways and multi-use routes will provide opportunities to improve health and well being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy aims to improve transport links in the County, through providing new and improved major and minor roads, rail improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas. Specific schemes have also been safeguarded. Part of the policy will contribute towards sustainable modes of transport however given the geographical nature of Pembrokeshire it would not necessarily reduce the need to travel. Specific schemes have been assessed as part of the Regional Transport Plan and separately in the LDP SA (and HRA) where appropriate.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services	The policy and objective are directly related. Improvements to the transport network will provide residents and visitors access	✓	✓

and facilities	.routes and transport services.		
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective via construction jobs and is compatible with it.	✓	✓
9. Support a sustainable & diverse local economy	The policy meets the SA objective and is compatible with it.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy will help to reduce Pembrokeshire's contribution to climate change through the provision of park and ride schemes, an improved rail network and multi-use routes. The contribution to climate change in terms of new roads will be uncertain. The LDP is underpinned by sustainable development therefore developments will be tested against other policies in the LDP. New routes would also require appropriate project level assessments.	✓	✓
11. Maintain & improve air quality	The policy will help improve air quality indirectly by providing park and ride schemes, an improved rail network and multi-use routes.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential adverse effects are mitigated.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the plan will ensure this SA Objective is supported.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	The policy includes criteria where land-take is kept to a minimum that is consistent with good design and high quality landscaping. Transport schemes will include	✓	✓

	measures for minimising contamination.		
17. Safeguard soil quality & quantity	The Policy is compatible with the SA Objective. Transport schemes will be assessed against all LDP policies.	✓	✓
18. Protect, enhance & value biodiversity	The Policy is compatible with the SA Objective. Transport schemes would have the potential to affect biodiversity. Transport schemes will be assessed against all LDP policies including GN 36 Protection and Enhancement of Biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	The policy will be assessed against all other policies in the LDP including GN 1 General Development Policy which considers landscape impacts. Geological features are also identified in the LDP as needing protection from development which would damage it.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy includes criteria for design and landscaping. Transport schemes and improvements will also be subject to GN 37 Protection and Enhancement of the Historic Environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy includes criteria for design and landscaping. Transport schemes and improvements will also be subject to GN 37 Protection and Enhancement of the Historic Environment.	✓	✓

Summary

The Regional Transport Plan has been developed taking into account sustainability objectives (developed in its own SA/SEA).

Potential effects include the impacts that proposals for new and improved transport routes may have on the environment (air quality, surface water run-off, biodiversity (habitats and species) and existing buildings and structures (particularly those of historic or architectural interest)). The policy could lead to greater road usage by means of private transport but there could be benefits if local access is improved and opportunities for sustainable travel enhanced through park and ride, rail links and cycleways and multi-use routes. Assessment against all other policies within the LDP will ensure that impacts are removed and mitigated. There could also be some indirect positive impacts in relation to the social SA Objectives – for instance improved economic prosperity, support for the rural economy, benefits to tourism and benefits to health and well being.

The site specific scheme assessments are set out in Appendix 5, which includes the assessments for Schemes 16 and 17 which are focussed changes.

GN 39 New Waste Management Facilities

The following sites are allocated for the provision of new waste management facilities:

Site Name / Proposed Use	Area (ha)	Reference
Energy from Waste Plant		
Adjoining the Milford Haven (Murco) Refinery	5.69	WST/LDP/086/01
Civic amenity site and waste transfer station		
Land at Kingsmoor Common, Kilgetty	3.20	WST/LDP/050/01
Extension to the existing civic amenity site		
Winsel near Merlin's Bridge	4.95	WST/LDP/040/01
New in-building handling and treatment of waste		
Withybush East of Business Park (undeveloped residual)	15.38	EMP/040/00004 and 040/00009
Withybush North of Business Park	6.09	EMP/040/00005
Merlins Bridge Creamery and extension site	7.63	EMP/040/00003
Milford Haven Refinery (Murco), Milford Haven	123.7	EMP/000/00003
Petro Plus / Dragon LNG	177.2	EMP/000/00004
Dale Road, Hubberston	4.64	EMP/086/00002
Thornton Industrial Estate	22.07	EMP/086/00003
Waterston Industrial Estate	9.48	EMP/146/00001
Pembroke Power Station site	195.1	EMP/095/00001
Kingswood, Pembroke Dock	8.39	EMP/096/00005
Waterloo, Pembroke Dock	19.67	EMP/096/00006
Chevron Refinery, Rhoscrowther	215.3	EMP/000/00002
Celtic Link Business Park, Scleddau	13.47	EMP/034/00006
Trecwn	21.11	S/EMP/136/00001

Summary

Allocated sites have been assessed separately.

GN 40 Waste Minimisation, Re-use, Recovery, Composting and Treatment

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:

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
2. The site can be readily accessed from A or B class roads where transport by road is the only available option; and

In all cases:

3. There is an identified national, regional or local need for the facility;
4. All waste arisings from the new facility have been considered and mitigated; and
5. The co-location of the new facilities with potential energy users has been considered and incorporated where possible.

In addition, for the development of specialist facilities to process or dispose of hazardous waste:

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.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct link exists between this policy and SA Objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a positive, long term relationship between the policy and this objective, through the direction of waste treatment to appropriate locations. Proposals will be assessed against to ensure no adverse impacts on health.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	The policy is not directly related to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive, long term relationship between the policy and this objective. Local provision for waste minimisation, reuse and recovery and local treatment facilities could result in reducing transport. Facilities should investigate the feasibility of rail/alternative transport links.	✓	✓
5. Provide a range of high quality housing including affordable	No direct link exists between this policy and SA Objective.	✓	✓

housing to meet local needs			
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is a positive, long term relationship between the policy and this objective, through the provision of community recycling facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct link between this policy and SA Objective	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	Waste management sites will provide employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	There is a positive, long term relationship between the policy and this objective, through safeguards for the economy	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a positive, long term relationship between the policy and this objective, through minimising waste and encouraging energy recovery.	✓	✓
11. Maintain & improve air quality	There is a direct, long term positive relationship between the policy and this objective, through the control of adverse impacts.	✓	✓
12. Minimise the generation of waste & pollution	There is a direct positive, long term relationship between the policy and this objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is a positive, long term relationship between the policy and this objective.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Criteria 6 of this policy ensures that there will be no significant adverse impacts upon the environment.	✓	✓
15. Reduce the impact of flooding & sea level rise	Criteria 6 of this policy ensures that there will be no significant adverse impacts upon the environment. Policies in the Plan include provisions which may reduce any negative impacts on inland and coastal water, for example through sustainable drainage systems and sewer improvements.	✓	✓
16. Use land efficiently & minimise contamination	There is a relationship between the policy and this objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and	✓	✓

	mitigated.		
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. Policies will ensure that landscape impacts are minimised.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific policies for design will meet this SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy contributes to meeting the waste hierarchy requirements, in doing so it meets social SA objectives linked to improving health and wellbeing, and cohesive communities. The policy also includes criteria to protect the economy. There are also positive relationships with environmental objectives linked to climate change, waste minimisation, reuse and recycling. The policy should ensure sites are well designed, make efficient use of land, minimise contamination and are appropriately located in the landscape.			

GN 41 Disposal of Waste on Land

Proposals for the deposit of waste on land will be permitted where the following criteria are met:

1. The proposal represents the only practicable solution, having regard to the waste hierarchy, to an identified national, regional or local need;
2. Adequate measures (operational and aftercare) are proposed to deal with any leachate or landfill gas that might arise from the proposal;
3. A post operational landform compatible with the adjoining topography is achievable; and
4. Provision is made for landscaping, progressive restoration, appropriate beneficial after use(s), restoration, and post closure management of the site.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this objective.	0	0
2. Promote & improve human health & well	There is a positive long term relationship between the policy and	0	✓

being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	this objective. Mineral workings have the potential to impact on human health. Policies are in place to ensure no adverse impacts on health and the environment.		
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is no direct relationship between the policy and this objective as no location is specified. However, the disposal of waste to land could have impacts on transport. Proposals would need to look at sustainable modes of transport.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	There is no relationship between the policy and this objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture	There is no relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no relationship between the policy and this objective.	0	0
9. Support a sustainable & diverse local economy	There is an indirect relationship between the policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is a positive, long term relationship between the policy and this objective through minimising landfill to that which is necessary as being the only practicable solution. This indirectly will result in less landfill gas would help reduce climate change.	✓	✓
11. Maintain & improve air quality	There is a positive relationship between the policy and this objective. The policy aims to reduce the environmental impacts of landfill, through the reduction in landfill gas.	✓	✓
12. Minimise the generation of waste & pollution	There is no relationship between the policy and this objective.	0	0
13. Encourage the	There is a direct, positive relationship	✓	✓

efficient production, use, reuse & recycling of resources	between the objective and the policy.		
14. Maintain & protect the quality of inland & coastal water	There is a direct, positive relationship between the objective and the policy. The policy specifies that leachate should be dealt with which should protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and this objective. Proposals would take flood risk into account.	0	0
16. Use land efficiently & minimise contamination	There is a direct, positive relationship between the objective and the policy. The policy stipulates that there must be a need for the deposit of waste on land and that only appropriate land is used and that contamination/leachate is dealt with, under these guidelines the policy should support the objective.	✓	✓
17. Safeguard soil quality & quantity	There is a relationship between the policy and the objective through minimisation of the use of land for waste to that which is absolutely necessary, control of damaging effects and provision for landscaping / progressive restoration and appropriate beneficial after-use.	0	✓
18. Protect, enhance & value biodiversity	There is an indirect relationship between the policy and the objective through minimisation of the use of land for waste to that which is absolutely necessary and control of damaging effects. Provisions are made for after-use which may in the long term benefit biodiversity.	0	✓
19. Protect & enhance the landscape & geological heritage	There is a positive relationship between the objective and the policy through minimisation of the use of land for waste to that which is absolutely necessary, control of damaging effects and provision for landscaping / progressive restoration.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that will have regard to design and the built heritage (GN 1, GN 2, GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will not have adverse effects on the built heritage, archaeology and	✓	✓

	historic environment (GN 1, GN 2, GN 37).		
Summary The policy contributes to meeting the waste hierarchy requirements, in doing so it meets social SA Objectives linked to improving health and wellbeing. The policy does not conflict with economic SA Objectives. There are also positive relationships with environmental objectives linked to climate change, waste minimisation, reuse and recycling, protecting water and air quality, and potential positive relationships with landscape quality and biodiversity, efficient use of land, avoidance of contamination.			

APPENDIX 5: Assessment of Allocations

Assessment of allocated sites

Key

- ++ Site and SA Objective are compatible and the site will contribute to meeting the SA objective
 - + Site is compatible with SA Objective and will make some contribution towards meeting the SA objective
 - 0 Site and SA Objective are unrelated neutral impact on the SA objective
 - Site and SA Objective are incompatible but the option will only be a minor obstacle in meeting the SA objective
 - Plan option and SA Objective are incompatible and the site will be a major obstacle in meeting the SA objective
 - ? Uncertainty in how the site and SA Objective are related
- All symbols may be combined with other symbols

STRATEGIC EMPLOYMENT ALLOCATIONS

Site name and ref: Blackbridge, Milford Haven S/EMP/086/LDP/01 (33.45 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as part of the site is contaminated – any remediation would improve the quality of the local environment. The site is within the Waterston SemLogistics and Dragon LNG Health and Safety Executive safeguarding zones.
3. Improve education opportunities to enhance the skills and knowledge base	+	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	Proposals for new development at Blackbridge will need to include any transport improvements which could mean improved access for local residents in the area as well as access to the employment site. A local road scheme is included as an allocation – Blackbridge Access Improvement and Waterston bypass – and is assessed separately.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Blackbridge will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development at Blackbridge will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	+	Policies within the LDP will ensure protection of the environment.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is adjacent to the Milford Haven Waterway so there is potential for pollution. National policies and LDP policies will address waste management issues and also ensure positive environmental impacts. The site is contaminated and an assessment will need to be carried out.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven waterway. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site abuts the C2 flood zone and is within the tidal area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. TAN 15 Development and Flood Risk addresses the issue of flooding and development. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise contamination	-	Part of the site is subject to contamination, and therefore a risk assessment would be required. Re-development may require remediation which would bring positive environmental impacts.

17. Safeguard soil quality and quantity	+	Part of the development site was previously used for industrial purposes. The proposed development site now encompasses a larger area.
18. Protect, enhance and value biodiversity	?	The development site adjoins the Pembrokeshire Marine SAC. Detailed site assessments would be undertaken to identify whether other protected species are present. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	?	The site is within the Milford Haven Historic Landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site currently includes derelict units; therefore re-development of the site could potentially improve physical appearance of the area.
21. Protect, enhance and value the built heritage and historic environment	+	The site currently includes derelict units; therefore re-development of the site could potentially improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		The site would make a significant contribution to employment opportunities in the plan area, and also is an opportunity to re-develop a derelict and contaminated site.

Site name and ref:
Pembrokeshire Science and Technology park, Pembroke Dock
S/EMP/096/00001
(22.38 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	Part of the site has already been developed and is close to public transport routes and has excellent links to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the Milford Haven Waterway and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site is primarily brownfield.. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Part of the boundary of the development site abuts the C2 flood zone and is adjacent to the tidal area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. TAN 15 Development and Flood Risk addresses the issue of flooding and development. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise contamination	0	The site is already partly developed.

17. Safeguard soil quality and quantity	0	The site is already partly developed and is not agricultural land.
18. Protect, enhance and value biodiversity	?	The development site adjoins the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	+	The site is within the Milford Haven Historic Landscape. The site is already partly developed so is unlikely to affect this SA Objective.
20. Encourage quality locally distinct design that complements the built heritage	+	The site includes the Pembrokeshire Technium. It has a prominent location and design should be a major consideration for all new proposed employment premises within this allocation.
21. Protect, enhance and value the built heritage and historic environment	+	The site is already partly developed and any further development would improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		This largely brownfield site would make a positive contribution towards employment opportunities in the area.

Site name and ref:
 Withybush Business Park, Haverfordwest
 S/EMP/040/00001
 (20.61 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and	++	Development of infrastructure has started and the site has public transport links and is close to the

encourage sustainable modes of transport.		trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is in the Cleddau Rivers catchment and there is a watercourse on site, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The site is approximately 340 m from the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is situated on brownfield land at Withybush and part of the site has already been developed. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and	0	The site is already partly developed and is not agricultural land.

quantity		
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	Part of the site is within the Milford Haven Historic Landscape. The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	The site currently includes areas which have been developed for employment use; therefore further development of the site could potentially improve the overall physical appearance of the area.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of infrastructure has already commenced on this large strategic employment site, The site incorporates some pockets of existing employment development and is located in an area characterised by employment, airfield and agricultural developments. The site would contribute to employment opportunities in the plan area.

Site name and ref: Trecwn (also a waste allocation) S/EMP/136/0001 (21.11 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is not directly related to the SA Objective, however, as the site is potentially contaminated – any development may require remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	+	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.

4. Minimise the need to travel and encourage sustainable modes of transport.	+	Proposals for new development at Trecwn may need to include any potential transport improvements which could mean improved access for local residents in the area as well as access to the employment site. There are potential rail links at the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Trecwn will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development at Trecwn will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	Potential impacts on air quality depend on the type of development.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is adjacent to the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site is largely brownfield. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Part of the site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	There is potential contamination on the site which would require further investigation. Re-development may require remediation which would bring positive environmental impacts.
17. Safeguard soil quality and	0	The development site was previously used for industrial purposes.

quantity		
18. Protect, enhance and value biodiversity	?	The development site is on a tributary of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	There are no landscape designations. Policies on design will ensure no adverse affects on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site was previously used for industrial and military use and comprises some unused but maintained buildings. Therefore further development of the site could potentially improve the overall physical appearance of the area. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of this brownfield site could provide for re-use of land which has good transport links and would provide employment opportunities. The proximity to the Cleddau Rivers SAC would need appropriate assessment and mitigation at a planning application level. Development is within the C2 flood zone - a strategic flood consequences assessment would be required.

EMPLOYMENT ALLOCATIONS

Site name and ref: Merlins Bridge Creamery Extension – also a waste allocation EMP/040/00003 (5.13 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	0	The allocation is not directly related to the SA Objective.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest which has good transport links, including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development at Merlins Bridge Creamery will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	An extension to the Merlins Bridge Creamery will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	+	The extension to the creamery site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is adjacent to the Merlins Brook, a tributary of the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Merlins Brook (and is also adjacent to the C2 flood zone); therefore surface water pollution should be avoided. Policies will exist to address environmental quality.
15. Reduce the impacts of flooding and sea level rises	+	The development site is adjacent to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any

		drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is adjacent to the main creamery. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	?	The site is on a tributary of the Cleddau Rivers SAC therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The extended site offers potential for a larger employment site which should be beneficial to the local economy. The site is adjacent to a tributary of the Cleddau Rivers SAC and also abuts the C2 flood zone. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for.

Site name and ref:
 Withybush North of Business Park – also a waste site
 EMP/040/00005
 (6.09 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a	0	The allocation is not directly related to the SA Objective.

healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is within Haverfordwest which has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding	-	There are surface water drainage issues; therefore designs will need to incorporate responses to the

and sea level rises		likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park.
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC; therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is in a location well related to other employment sites in the area, and where access is available. The site will bring employment benefits to the area.

Site name and ref:
 Withybush East of Business Park – also a waste site
 EMP/040/00004 and /040/00009
 (15.38 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	0	The allocation is not directly related to the SA Objective.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is within Haverfordwest which has good public transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise	0	The site is within an existing business park and is not agricultural land.

contamination		
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	+	The site is near the Cleddau Rivers SAC; therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is in a location well related to other employment sites in the area, and where access is available. The site combines a number of smaller sites. The site also incorporates two fields that were previously allocated for car retail purposes. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref:
Haven Head Business Park Northern Extension Milford Haven
EMP/086/00001
(3.82 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.

3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. The site is brownfield land and contains buried storage tanks.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding	+	The development site is near the C2 flood zone. Designs will need to incorporate responses to the

and sea level rises		likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield land. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	There is low probability that the land is BMV (Best Most Versatile) under the WG agricultural land classification.
18. Protect, enhance and value biodiversity	?	The allocated site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is related well to Milford Haven and the allocation of employment sites in the area is a positive effect. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for.

Site name and ref:
Dale Road, Hubberston – ALSO A WASTE SITE
EMP/086/00002
(4.64 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human	0	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of	+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in

inland and coastal water		this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone and there are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There is a historic landfill and contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site.
18. Protect, enhance and value biodiversity	?	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA at the planning stage may be required.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site; therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is related well to Milford Haven and the allocation of employment sites in the area is a positive effect. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for. The contamination at the site would be remediated as part of the development, bringing positive environmental effects.

Site name and ref: Adjacent to Marble Hall Road, Milford Haven EMP/086/LDP/01 (6.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is within a central site in Milford Haven which has good transport links including public transport. Access may be an issue from Marble Hall Road; however an alternative route could be developed to the north.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-+	There are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There are contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	0	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site; therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	The site is well related to Milford Haven and would provide employment. Contamination due to the past use of the land does mean that extensive remediation of the site would need to be undertaken in conjunction with development.

Site name and ref: North of Honeyborough Industrial Estate EMP/093/00001 (8.55 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Honeyborough, well related to the existing industrial estate which has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.

9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the Westfield Pill which is designated as part of the Pembrokeshire Marine SAC therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Westfield Pill which is a part of the Pembrokeshire Marine SAC; there is also an ordinary watercourse to the north of the site. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	-	The site may be classified as Best Most Versatile agricultural land, however it is likely to be Grade 3a due to the local meteorological parameters.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is adjacent to current employment units. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation	In terms of available land in Neyland, this allocated site represents the best location for employment development, creating employment opportunities and contributing to the local economy.	

Site name and ref: Goodwick-Former Dewhurst Factory EMP/034/LDP/01 (1.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Goodwick which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality	++	Further development in Goodwick will provide employment opportunities.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	++	The site will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the harbour in Goodwick, and drains to Fishguard Bay therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is close to the harbour at Goodwick, policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is close to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield land. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The land has previously been developed.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in the town centre and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area in Goodwick. Development of this derelict site should improve the site and enhance the adjacent conservation area
Overall assessment, potential changes and		This site is a brownfield former employment site which relates well to the existing settlement.

recommendation	Development would improve this disused site, and would also provide employment opportunities. Development would need to take into account protected species at Goodwick Moor and build in any mitigation.

Site name and ref: Goodwick- Parrog EMP/034/LDP/02 (0.6 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Goodwick-Parrog which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Goodwick will provide employment opportunities.
9. Support a sustainable and diverse	++	The site will contribute to the local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the harbour in Goodwick, drains to Fishguard Bay therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is close to the harbour at Goodwick, policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site is in the C2 flood zone – therefore a flood consequences assessment would be required with a planning application. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The allocated site is not agricultural land.
18. Protect, enhance and value biodiversity	0	The site is near Goodwick Moor Wildlife Trust Nature Reserve. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in the town centre and is therefore unlikely to be impact on the landscape and or geological heritage or National Park, and policies in the LDP will address landscape issues.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area in Goodwick.
Overall assessment, potential changes and recommendation		The site is allocated for employment use and is well related to the town. Due to its location in a C2 flood zone a Flood Consequences Assessment will be a requirement with any application.

Site name and ref: Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul EMP/030/00001 (5.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Crymych and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated, though this depends on the type of development.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Crymych will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute to the local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	There are SACs with hydrological features which would be sensitive to water table changes. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	There are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site adjoins an existing depot therefore it is good use of land for employment use in Crymych.
17. Safeguard soil quality and quantity	0	The site is currently improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just over 2 km away from the allocated site. The dismantled railway line adjacent to the site may be an important wildlife corridor. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and the National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	The site adjoins existing employment premises and is easily accessed from the main road. Its location slightly outside the settlement could provide positive impact on Crymych, by directing a large employment site away from the historic centre of Crymych to a less sensitive location.

Site name and ref: Celtic Link Business Park, near Scleddau – also a waste site EMP/034/00006 (13.47 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is close to Fishguard where suitable land for larger sites is in low supply, there are some industrial sites already present on the site. There are good road links to the A40. There is public transport to Scleddau from Fishguard.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development will provide employment opportunities.

9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is not within a flood zone, however, the LDP will ensure that designs incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Part of the site is currently developed for employment use. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is already partly developed.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is near the Cleddau Rivers SAC and a separate Habitats Regulations Appraisal has been undertaken. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	-	The site is in an elevated position, and could benefit from sympathetic screening to avoid landscape impacts. Policies will ensure that development will have regard to impacts on landscapes. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic	0	The site is outside of any settlement.

environment		
Overall assessment, potential changes and recommendation		This allocation has employment units already on site and transport links to Fishguard and the south. The site will provide employment opportunities and support the local economy.

Site name and ref: A4115, Templeton EMP/132/00001 (2.88 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as the site is potentially contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is in Templeton which has good road transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Templeton will provide further employment opportunities.

9. Support a sustainable and diverse local economy	++	The site will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The site is potentially contaminated due to the past use of land in the area; therefore an assessment would be required.
17. Safeguard soil quality and quantity	+	The site is potentially contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	+	The site comprises improved grassland. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This new allocation will provide employment opportunities, and contribute to the local economy. Transport road links are good.

Site name and ref: Old Station Yard, Letterston EMP/053/00001 (1.23 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Access would need to be via the existing access point for the boat yard. There are good road transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated; however providing employment in communities such as Letterston is beneficial to the local area.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Letterston will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is in the Cleddau Rivers catchment therefore policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	The site is currently used as an industrial/employment area and therefore re-development would be an efficient use of land.
17. Safeguard soil quality and quantity	0	The site is not used for agriculture.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is already partly developed therefore landscape impacts will be minimal, policies in the LDP will address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site already has industrial/employment use therefore further development will enhance employment opportunities in Letterston.

MIXED USE ALLOCATIONS

Site name and ref: Haverfordwest-Old Hakin Road MXU/040/01 (1.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective. However, mixed use units can potentially provide a wider range of facilities and employment opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	The employment aspect of mixed use allocations will provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest, well related to existing employment land in the area and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units will combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	Mixed use allocations may support this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment in Haverfordwest will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure that development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Merlins Brook which is tributary into the Cleddau River SAC and Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. Local HRA may be required at the planning stage.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide employment, and housing in Haverfordwest. Traffic from the Old Hakin Road will affect the trunk road.

Site name and ref: Narberth- Plain Dealings Farm MXU/088/01 (2.03 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	The employment aspect of mixed use allocations will provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Narberth, well related to existing employment land in the area, and has good transport links. Furthermore by its nature a mixed use of housing and employment can significantly reduce the need to travel.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units will combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Mixed use allocations may support this SA Objective, and this site in particular is located within the town and therefore with easy access to key services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment in Narberth will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	The site is not contaminated. Mixed use development will be an efficient use of the land, policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide employment and housing in Narberth. The site relates well to other employment sites in the area.

Site name and ref:

Johnston - Arnold's Yard MXU/048/01 (5.47 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is in Johnston which has good transport links; though a traffic assessment would be required as the site is adjacent to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units may combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	Mixed use allocations may support this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development at this site in Johnston will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is

		protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The site is also within the Bolton Hill Quarry buffer zone.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The site is contaminated due to the past use of land in the area; therefore an assessment would be required.
17. Safeguard soil quality and quantity	+	The site is contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation could provide housing and employment for the area, and other compatible uses. The transport links are good. Contamination issues would need addressing.

RETAIL ALLOCATIONS

Site name and ref:
Fred Rees Site, Haverfordwest

Comparison units RT/040/01 (0.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest which is well related to the existing retail offer in the area, and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail in Haverfordwest will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is

		protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is adjacent to the Cleddau River. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the C2 flood zone. However, a Strategic Flood Consequences Assessment for Haverfordwest found this site to be one of the lowest risk sites adjacent to the Town Centre over a 50 year period. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	?	The development site is adjacent to the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. A local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the town centre and providing retail opportunities could improve the town centre and reduce the need to travel widely for retail. The site is adjacent to the Cleddau Rivers SAC and will need to ensure any development does not impact the SAC.

Site name and ref: St Govans Centre, Pembroke Dock Mix of comparison and convenience units RT/096/01 (0.23 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Pembroke Dock which is well related to the existing retail offer in the area, and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities. The site would represent a significant opportunity for re-generation of the area.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail in Pembroke Dock will provide employment opportunities.
9. Support a sustainable and diverse	++	The site will contribute towards a sustainable local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	This is a brownfield site. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is in the Conservation Area, re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This under-used, brownfield site is in a good location in the town centre and could lead re-generation of Pembroke Dock and provide jobs.

Site name and ref: The Old Primary School Site, Fishguard Convenience - Foodstore RT/034/01 (1.34 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Fishguard which is well related to the existing retail offer in the area, and has good transport links. Traffic will affect the Goodwick port roundabout.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse	++	The site will contribute towards a sustainable local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. There is potential contamination on site which would need to be assessed.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	Part of the site is within the Conservation Area. Re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This site represents a prime location within Fishguard, an outline consent is in place for a supermarket. Risk assessment in terms of the potential contamination would need to be undertaken, along with a traffic assessment. The site will contribute to the local economy.

Site name and ref: The Old Primary School Site, Narberth Mix of comparison and convenience units RT/088/01 (0.41 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site in Narberth which is well related to the existing retail offer in the area, and has good transport links. There is a car park on site and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse	++	The site will contribute towards a sustainable local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area. Re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This site is a good location within the town centre, and has parking facilities in place. Retail development will contribute to the local economy and provide employment opportunities.

Site name and ref: Kingsmoor foodstore allocation, Kilgetty Convenience - Foodstore RT/050/01 (2.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site in Kilgetty is well related to the existing area, and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. There is potential contamination on site which would need to be assessed.
17. Safeguard soil quality and quantity	0	Part of the site has been previously developed.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	-	The site is in a built up area and adjacent to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to Kilgetty. Development would provide job opportunities and would also contribute to the local economy.

MARINA ALLOCATIONS

Site name and ref: Martello Quays, Pembroke Dock MAR/096/LDP/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though new marina sites create job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is likely to increase marine-based recreational opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is close to public transport routes and has good links to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The allocation will include residential development as well as the marina, there is no indication as to any affordable housing element.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Development of a marina site will provide greater facilities and services.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities during construction and on completion.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy, including the visitor economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the Milford Haven Waterway and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is adjacent to the Milford Haven Waterway and is in the C2 flood zone - susceptible to tidal flooding, development proposals will need to take account of the susceptibility of tidal flooding.
16. Use land efficiently and minimise contamination	0	The site has been previously developed.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required.
19. Protect and enhance the landscape and geological heritage	+	The site is within the Milford Haven Historic Landscape. The site is already partly developed so is unlikely to affect this SA Objective.
20. Encourage quality locally distinct design that complements the built heritage	+	The site already includes previously developed areas, and is within the Conservation Area. It has a prominent location on the waterfront and design should be a major consideration for all new development within this allocation.
21. Protect, enhance and value the built heritage and historic environment	+	The site is within the Conservation Area and includes the Martello Tower. Therefore designs would need to ensure that the built heritage is not adversely affected.
Overall assessment, potential changes and recommendation		This site is permitted for development and is allocated as a marina and associated leisure and residential development. This would contribute to the regeneration of Pembroke Dock. Designs would need to be sympathetic to the Conservation Area and historic buildings and ancient monument.

Site name and ref: Fishguard Harbour MAR/034/LDP/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though new marina sites create job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is likely to increase marine-based recreational opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Fishguard/Goodwick which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Development of a marina site will provide greater facilities and services.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new marina would provide a range of employment opportunities.
9. Support a sustainable and diverse local economy	++	The site in Fishguard/Goodwick will contribute to the local economy, including the visitor economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.

12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the existing harbour in Fishguard/Goodwick therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site is within the C2 flood zone, therefore designs would need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Development would be efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site and SA Objective are unrelated.
18. Protect, enhance and value biodiversity	0	The site is near Goodwick Moor Wildlife Trust Nature Reserve. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	+	Development would need to consider landscape impacts and policies on design will ensure no adverse affects on the landscape. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area, and development would need to ensure that the setting of the Conservation Area is maintained. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is near the Conservation Area.
Overall assessment, potential changes and recommendation		This site would bring positive economic benefits including employment opportunities and contribute to the visitor economy. Given the nature of the development, effects on water quality should be minimised and take into account protected species.

HOUSING ALLOCATIONS

Site name and ref: Haverfordwest - Hermitage Farm HSG/040/00269 38 units (1.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	?	The allocation and SA Objective are unrelated. However, further housing means more school places would be needed.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is within Haverfordwest where there are good transport links and services and facilities within walking distance. The site would increase traffic on to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The SA Objective is directly related to the allocation. Affordable housing will also be provided.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes positively to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated, though the construction phase will provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is within the Cleddau Rivers catchment and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-+	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 38 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the catchment of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area and adjacent to the trunk road, it is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation constitutes a logical rounding off for housing development. The site is well related to the town centre. Traffic will affect a trunk road.

Site name and ref:
Haverfordwest - Slade Lane North

HSG/040/00273 459* units (15.31 ha)		
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site has permission (as part of a larger site incorporating HSG/040/00274), and open space is being provided and a contribution to health care is being made.
3. Improve education opportunities to enhance the skills and knowledge base	++	Contributions towards a new school are being made.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development will provide cycle routes, road improvements, bus and waste vehicle access, traffic calming measures and a contribution has been made to a bus service.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 459 units a proportion of these will include affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	The developer will contribution towards waste water treatment works. Recycling and storage provisions will also be provided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities will provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 459 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland
18. Protect, enhance and value biodiversity	0	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site already has permission. The site will provide a significant amount of housing and also community benefits via planning obligations through a new school and improvements to other infrastructure

Site name and ref: Haverfordwest - Slade Lane South HSG/040/00274 512 units (17.05 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site has permission (as part of a larger site incorporating HSG/040/00273), and open space is being provided and a contribution to health care is being made.
3. Improve education opportunities to enhance the skills and knowledge base	++	Contributions towards a new school are being made.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development will provide cycle routes, road improvements, bus and waste vehicle access, traffic calming measures and a contribution has been made to a bus service.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 459 units and a proportion of these will be affordable.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	The developer may need to contribute towards waste water treatment works. Recycling and storage provisions will also be provided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities will be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, and there is a watercourse on site. Therefore, measures would need to be taken to ensure that pollution is minimised. A buffer would be necessary.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 512 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has permission. The site will provide a significant amount of housing and also community benefits through a new school and improvements to other infrastructure. The water course requires a buffer, and wildlife corridors should be retained.

Site name and ref: Haverfordwest – between Shoals Hook Lane and bypass HSG/040/00275 150 units (9.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Haverfordwest town centre and has good access to public transport and the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 150 units a proportion of these will include affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the Cleddau Rivers catchment therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is near the Cartlett Brook, a tributary of the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 150 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. Part of the site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is well related to the town centre. Traffic will affect a trunk road.

Site name and ref: Haverfordwest - Scarrowscant / Glenover HSG/040/00106 140 units (4.73 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Haverfordwest town centre and has good access to public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 140 units (part of the site has been built under a JUDP allocation). It is unclear how many affordable housing units will be provided.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the Cleddau Rivers catchment therefore policies will need to ensure that development has no significant adverse impact on the water environment. There are known issues with sewerage – a study will be required. The site is also on an aquifer.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is near Merlins Brook, a tributary of the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site drains to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 140 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. Part of the site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing in Haverfordwest which has good access to sustainable transport and has access to services and facilities. Issues with sewerage will need investigation. The site is also on an aquifer.

Site name and ref: Milford Haven - Steynton Thornton Road HSG/086/00223 224 units (7.49 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport. Access is from the Thornton Road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 224 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 224 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site will provide housing. Access is from the Thornton Road. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Steynton Greenmeadow HSG/086/00129 149 units (4.3 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport. Access is from the Neyland Road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 149 units.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 149 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site has permission for housing. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Steynton Myrtle Hill HSG/086/00226 102 units (3.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 102 units (the site has a permission for 75 dwellings).
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 102 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has permission for housing (75 units). There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref:

Milford Haven - Hubberston West of Silverstream HSG/086/00095 50 units (1.66 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 50 units.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the

		number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 50 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows should be retained as wildlife corridors. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well situated within Milford Haven. There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref:

Milford Haven - South West of The Meadows HSG/086/00222 93 units (3.09 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 93 units, including a proportion of affordable homes
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the

		number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway via Hubberston Pill, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 93 units.
17. Safeguard soil quality and quantity	0	The site is semi-improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows should be retained as wildlife corridors. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Milford Haven. There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Castle Pill HSG/086/00318 72 units (2.9 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 72 units – it is unclear whether there will be provision of affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	The site is adjacent to the Milford Haven waterway. Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is adjacent to the Milford Haven waterway and Castle Pill, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The site is adjacent to the Milford Haven waterway and part of the site is within the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area and there is the potential for contamination. This would need to be investigated and remediated if necessary. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 72 units.
17. Safeguard soil quality and quantity	0	The site and the SA Objective are unrelated.
18. Protect, enhance and value biodiversity	?	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates to the housing provision of the site in Milford Haven. The site is adjacent to the Pembrokeshire Marine SAC. Policies will need to ensure not adverse effect. The planning application for this site also includes development of retail, water sports, and associated infrastructure and

	parking facilities. There are issues with sewerage in the Milford Haven area and the site contaminated.

Site name and ref: Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd HSG/086/00002 151 units (5.16 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 151 units, including a proportion of affordable homes
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.

9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to other allocations within the area including for employment and housing. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 151 units.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows and trees should be retained as wildlife corridors. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This allocation has consent for 168 houses. The allocation is for 151 houses. There are current issues with sewerage; this will be addressed through the consent (08/0587/PA).

Site name and ref: Neyland - East of Poppy Drive HSG/093/00066 101 units (3.37 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport. Access is from the Thornton Road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 101 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. There are issues with the sewerage network a study will be required.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Westfield Pill, which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 161 units.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocated site is unlikely to adversely impact the built heritage or historic environment. Where

built heritage and historic environment		appropriate, conditions would ensure historic environment interests would be protected.
Overall assessment, potential changes and recommendation		This allocation is in a good location in Neyland, where there is access to facilities and services. There are issues with the sewerage network, therefore a study would be required.

Site name and ref: Pembroke Dock - North of Pembroke Road HSG/096/00238 98 units (2.81 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 98 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains to the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 98 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The allocated site is adjacent to the Conservation Area, therefore policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character. The site will be developed at a density that is appropriate to an urban area and relates well to surrounding areas.
21. Protect, enhance and value the	0	The site is adjacent to the Conservation Area, therefore development would need to ensure that it

built heritage and historic environment		does not adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to Pembroke Dock. There are sewerage issues therefore a study would be required.

Site name and ref: Pembroke Dock - North of Imble Lane HSG/096/00231 96 units (2.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 96 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 96 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This housing allocation relates well to Pembroke Dock. The sewerage network is an issue therefore a study would be required.

Site name and ref: Pembroke Dock - East of Hill Farm, Imble Lane HSG/096/00233 63 units (1.79 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 63 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 63 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This allocation relates well to Pembroke Dock. There are issues with the sewerage network, therefore a study will be required.

Site name and ref: Pembroke - North & West of Railway Tunnel HSG/095/00154 150 units (5.68 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 150 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 150 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	This allocation relates well to Pembroke and is close to facilities and services.

Site name and ref: Pembroke - Adjacent to Monkton Swifts HSG/095/00153 118 units (3.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 118 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 118 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA at the planning stage may be required.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and		This allocation is well related to Pembroke. There are issues with the sewerage system therefore a

recommendation	study would be required.

Site name and ref: Pembroke - Adjacent to Long Mains & Monkton Priory HSG/095/00147 115 units (7.57 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+-	There is access to amenity and recreational open space near the site, however more could be allocated within the development.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 115 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River and Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 118 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area, and development would need to ensure that the setting of the Conservation Area is maintained. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.

Overall assessment, potential changes and recommendation	This site already has permission. The site is well located for Pembroke, and has access to services and facilities. There are issues with the sewerage network, therefore a study would be required.

Site name and ref: Pembroke - North of Gibbas Way HSG/095/00144 70 units (2.85 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 70 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is adjacent to the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 70 units. The adjacent housing is low density, therefore the site should reflect this.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment and the Pembrokeshire Bat Sites SAC; a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	This site (part of which has been developed already) is well related to Pembroke. The site has issues with sewerage and therefore a study would be required.

Site name and ref: Pembroke - South of Gibbas Way HSG/095/00144 58 units (2.33 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 58 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.

9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to a tributary of the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is near the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 58 units. The adjacent housing is low density, therefore the site should reflect the surrounding characteristics.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment and the Pembrokeshire Bat Sites SAC; a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and		Part of the allocated site has permission is well related to other housing development in the area.

recommendation	There are issues with sewerage in the area; a study would be required.

Site name and ref: Fishguard - Maesgwynne Farm HSG/034/00215 399 units (13.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site. As this is a large housing site, open space should be provided within the development.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 399 units. It is unknown whether affordable housing units will be provided.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.

9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse and springs on the site would need buffering.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 399 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This large site with permission, has issues with sewerage, therefore this would need to be addressed as part of the development. The site relates well to Fishguard.

Site name and ref: Fishguard -East of Maesgwynne HSG/034/00165 24 units (0.81 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 24 units. It is unknown if a proportion of these dwellings will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse and springs on the site would need buffering.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 399 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is adjacent to an area already developed. There is limited capacity available in the sewerage network, therefore this would need to be addressed.

Site name and ref: Fishguard - Old Infants School HSG/034/LDP/01 21 units (0.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 21 units. A proportion of these should be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The land is brownfield land and therefore would be an efficient use of land.
17. Safeguard soil quality and quantity	0	The allocation is not related to the SA Objective.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site would allow re-development of brownfield land. It is well related to the town.

Site name and ref:
Narberth - West of Bloomfield Gardens
HSG/088/00078
89 units (3.58 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as healthcare and leisure facilities.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Narberth which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 89 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars within Narberth.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water

		quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	?	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse on the site would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 89 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	There is a Conservation Area in Narberth, however it is unlikely that the allocation would have an adverse impact on the built heritage and historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Narberth and will provide affordable housing. There are current issues with the sewerage network therefore a study would be required. A buffer area of 7 metres would be is required from the watercourse that runs on the edge of the site. Density should reflect the adjacent housing development.

Site name and ref:
Narberth - West of Rushacre
HSG/088/00077

58 units (2.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as healthcare and leisure facilities.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Narberth which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 58 units (the site is already consented); it is unclear what proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars within Narberth.
12. Minimise the generation of waste	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment

and pollution		and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	?	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse on the site would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 89 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	There is a Conservation Area in Narberth, however it is unlikely that the allocation would have an adverse impact on the built heritage and historic environment.
Overall assessment, potential changes and recommendation		This allocation (consented) is well related to Narberth and could provide affordable housing. There are current issues with the sewerage network therefore a study would be required. A buffer area of 7 metres would be is required from the watercourse that runs on the edge of the site. Density should reflect the adjacent housing development.

Site name and ref:
Johnston - Adjacent to Milford Road

HSG/048/00038 130 units (5.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Johnston, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 130 units, and a planning application is being considered). It is unknown what proportion of the site may be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.

12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is currently improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has a planning application which has not been decided yet. There are known issues with the sewerage network therefore a study would be required. This site would provide housing which relates well to Johnston, has good transport links and access to facilities and services.

Site name and ref:
Letterston - Court Meadow
HSG/053/00009
90 units (2.28 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Letterston, it has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 90 units (with permission in place for part of the site). It is not known whether affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water

		quality. The sewerage network has issues.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is in the Cleddau Rivers catchment therefore policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 90 units.
17. Safeguard soil quality and quantity	0	Improved grassland.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to other development and other dwellings have been built to the south of the site, landscape impacts will be minimal, and policies in the LDP will address landscape where necessary.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is well related to Letterston and will provide housing where there is access to services and facilities. Sewerage is a current issues therefore a study would be required prior to development.

Site name and ref:
 Crymych - Between the School & Station Road
 HSG/030/00043
 60 units (2.07 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Crymych which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 60 units; a proportion of these will be affordable homes. The National Park have allocated 15 units in Crymych (HA750 Depot Site). Providing further housing for residents within the settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Crymych.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient	+	New development will require the use of resources. Policies will ensure the sustainability of all

production, use, re-use and recycling of resources		aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just less than 2 km away from the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and the National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services. There is limited capacity at the sewerage treatment works therefore phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans. The National Park has also allocated a site within Crymych (HA750, Depot Site). This site is allocated for 15 units and is unlikely to impact upon the PCC LDP.

Site name and ref:

Crymych - East of Waunaeron HSG/030/LDP/01 35 units (1.24 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Crymych which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 35 units; a proportion of these will be affordable homes. The National Park have allocated 15 units in Crymych (HA750 Depot Site). Providing further housing for residents within the settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the

		number of cars in Crymych.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is near a watercourse and marshy grassland, therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near a watercourse, therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the south of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just less than 2 km away from the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services. There is limited capacity at the sewerage treatment works therefore phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans. The National Park has also allocated a site within Crymych (HA750, Depot Site). This site is allocated for

	15 units and is unlikely to impact upon the PCC LDP.

Site name and ref: Kilgetty - Extension to James Park & Cotswold Gardens HSG/050/00042 75 units (3.03 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 75 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the

local economy		local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Kilgetty.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the south west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	-	The site is in a built up area and near to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Kilgetty, where there is access to facilities and services. Part of the site has outline planning permission. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management

	Plan.

Site name and ref: Kilgetty - Land to the Rear of Newton Hall HSG/050/00043 26 units (1.33 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 26 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the

local economy		local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Kilgetty.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	-?	The site is in a built up area and adjacent to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Kilgetty, where there is access to facilities and services. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Kilgetty - Land West of Stepside School HSG/050/00041 19 units (0.61 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 19 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has a planning application which has not been determined yet. The site is a logical position between the school and existing development.

Site name and ref: Kilgetty - Land to the South of Kilvelgy Park HSG/050/00044 20 units (0.8 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 20 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site relates well to Kilgetty, where there is access to facilities and services. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:

Abercych - Adjacent to Waterloo Cottage HSG/001/LDP/01 8 units (0.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Abercych is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	The site drains towards the Afon Cych therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Cych is to the east of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Access is an issue in this small settlement due to the topography. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is semi-improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the settlement on a slope towards the valley bottom. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		A small part of the site has permission. Access is an issue and a low density would be appropriate, particularly due to the topography.

Site name and ref:
Begelly - North of New Road

HSG/003/00024 65 units (3 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Begelly which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 65 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste	+	New development will increase waste products. Policies will need to ensure that development has no

and pollution		significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a C2 flood zone adjacent to the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Development is unlikely to impact on soil quality.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. There are hedge banks in the area which should be retained. There is a public right of way near the site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This development site is well related to Begelly, and has access to a range of services and facilities. There are current issues with the sewerage network therefore these would need to be looked at.

Site name and ref:
 Blaenffos - Adjacent to Hafod
 HSG/006/00003

16 units (1.68 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	Open space would be provided as part of the allocation.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Blaenffos is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 16 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste	+	New development will increase waste products. Policies will need to ensure that development has no

and pollution		significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site will provide housing within the settlement of Blaenffos. Development of the site will need to reflect the density of surrounding housing. Open space should be incorporated and include the areas of semi-natural neutral grassland.

Site name and ref:
 Boncath - North of Cilfan y Coed
 HSG/007/LDP/01
 10 units (0.69 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Boncath is unlikely to contribute towards this SA Objective. Though there is a bus service to the settlement.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 10 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient	+	New development will require the use of resources. Policies will ensure the sustainability of all

production, use, re-use and recycling of resources		aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity		Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site relates well Boncath. The site would need to be developed at a low density due to the nature of the site.

Site name and ref:
 Broadmoor - Northwest of Lyndhurst Avenue
 HSG/008/LDP/01
 12 units (0.48 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Broadmoor which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water

		quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. There are hedge banks in the area which should be retained.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is well related to Broadmoor. It provides an opportunity for housing within a settlement which has access to some facilities. Due to the sewerage issues the site would need to be phased for development to link in with Dwr Cymru Welsh Water improvement programmes. There are bats near the site and therefore this impact on them should be minimised.

Site name and ref:
Cilgerran - Adjacent to Holly Lodge
HSG/020/00062
24 units (1.1 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Cilgerran which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 24 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water

		quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north and west of Cilgerran. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at a planning stage.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Cilgerran. There are known issues with sewerage therefore development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref:

Clarbeston Road - West of Ash Grove

HSG/022/00012

21 units (0.83 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a	+	There is access to amenity and recreational open space and other facilities near the site.

healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Clarbston Road which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 21 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near a tributary of the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding	+	There is a C2 flood zone to the west of Clarbston Road. Therefore designs will need to incorporate

and sea level rises		responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement and has permission for part of the site.

Site name and ref: Clunderwen - Depot Site HSG/152/LDP/01 28 units (0.96 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	+	There is access to amenity and recreational open space near the site.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Clunderwen which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 28 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The site was previously used therefore there may be contamination issues. There are current issues with sewerage therefore a study may be required.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is to the west of a B flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any

		drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is situated on brownfield land. Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. However the site is unlikely to have any adverse effects upon biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The site is a brownfield site, therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site in Clunderwen relates well to the village and would provide housing on a brownfield site. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Cosheston - South of Tinkers Fold HSG/025/00028 6 units (0.64 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	+	There is access to amenity and recreational open space near the site.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Cosheston which has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 6 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. A buffer would be required for the watercourse along the eastern boundary of the site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the southwest of the settlement at Cosheston Pill. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface

		water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development, therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	?	The site is partly within the Milford Haven Historic Landscape and near the National Park boundary. The site is unlikely to adversely impact on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area in Cosheston and near the National Park boundary. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near the Conservation Area. Archaeological assessments will be required as part of the development.
Overall assessment, potential changes and recommendation		The allocated housing site is within Cosheston, it is well related to the settlement. Development will need to ensure that there are no detrimental effects on the Conservation Area. Frontage plots would be most appropriate.

Site name and ref:
Croesgoch - OS 7445, North of the Forge
HSG/028/00012
20 units (0.67 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	0	The allocation does not contribute towards the SA Objective.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Croesgoch is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 20 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as part of Dwr Cymru Welsh Water improvement plans.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a water course to the north east of the site.
15. Reduce the impacts of flooding	+	Designs will need to incorporate responses to the likely impact of climate change and the implications

and sea level rises		of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Access is an issue in this small settlement due to the topography. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	-	The site is not developed, and is arable land.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site relates well to Croesgoch. A buffer would be required along the watercourse. Known issues with the sewerage network mean that development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref: Croesgoch - East of the Forge HSG/028/00013 22 units (0.73 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	0	The allocation does not contribute towards the SA Objective.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Croesgoch is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 22 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as part of Dwr Cymru Welsh Water improvement plans.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a water course to the south west of the site.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on

		surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however an archaeological survey would be required.
Overall assessment, potential changes and recommendation		This allocation is not consented. A buffer would be required along the watercourse. Known issues with the sewerage network mean that development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref: Crundale - Opposite Woodholm Close HSG/029/00014 13 units (0.51 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Crundale is unlikely to contribute towards this SA Objective, however there is good access to Haverfordwest and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 13 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The site was previously used therefore there may be contamination issues. There is a minor aquifer under the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality and the water table.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.

16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area, however designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has outline permission and is well related to the settlement. There is a minor aquifer under the site therefore measures would need to be taken to ensure that this is protected from contamination.

Site name and ref: Crundale - Land at Cardigan Slade HSG/029/00017 55 units (2.22 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Crundale is unlikely to contribute towards this SA Objective, however there is good access to Haverfordwest and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 55 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. A buffer would be required for the watercourse and well next to the site.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise	+	Design policies will ensure that the layout, land use and density of development be efficient.

contamination		
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has outline permission and is well related to the settlement. A buffer area would be required to ensure protection of the watercourse and well on the edge of the site.

Site name and ref:
Eglwysrwrw - South West of the School
HSG/033/00035
15 units (0.51 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.

4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Eglwysrwrw which has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 15 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are potential issues with the sewerage system.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. A buffer would be required for the watercourse along the eastern boundary of the site.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development, therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.

18. Protect, enhance and value biodiversity	0	The development site is near the North Pembrokeshire Woodlands SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to the Conservation Area and has historic buildings. Therefore development would need to ensure no adverse impacts on the landscape. It is unlikely the site would adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is adjacent to the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near the Conservation Area. Archaeological assessments may be required as part of the development.
Overall assessment, potential changes and recommendation		This site which has a planning application which is not determined yet is well related to the settlement. Network upgrades may be required to the sewerage system.

Site name and ref: Hayscastle Cross -Land Opposite Barrowgate HSG/041/LDP/01 6 units (0.43 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and	0	The development site in Hayscastle Cross is unlikely to contribute towards this SA Objective.

encourage sustainable modes of transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 6 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The sewerage network should be scheduled for improvements in Dwr Cymru Welsh Waters asset management plan.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Frontage designs would be appropriate in this settlement.
17. Safeguard soil quality and quantity	0	The site is improved grassland.

18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This small site is well related to the settlement. Due to the nature of the site, frontage plots would be appropriate. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:
Hook - Rear of Pill Road
HSG/044/00050
15 units (0.59 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Hook which has good road links and public transport is available. Traffic will affect a trunk road.
5. Provide a range of high quality	+	The site will provide 15 units; a proportion of these will be affordable homes.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Work on the sewerage system may be scheduled in for Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a C2 flood zone near the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC, and Hook Wood SSSI. Detailed site assessments would be undertaken to identify whether other protected species are present. A separate Habitats Regulations Appraisal has been undertaken for Pembrokeshire Marine SAC.

		Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area and near the National Park, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation would provide 15 units within a site well related to the settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:
Houghton – Nursery
HSG/045/00008
15 unit (2.18 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Houghton which has road links and public transport is available. Traffic will affect a trunk road.
5. Provide a range of high quality	+	The site will provide 15 units; a proportion of these may be affordable homes.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are a number of watercourses in the area.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a B flood zone to the west of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises buildings and improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken for Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. Local HRA may be required at the planning stage.

19. Protect and enhance the landscape and geological heritage	+	The site is near the National Park boundary. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site has outline permission for 15 dwellings. It is well related to the settlement.

Site name and ref: Hundleton - East of Bentlass Road HSG/046/00015 40 units (1.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Hundleton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 40 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive	++	The development site will contribute positively towards this SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the east and north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is consented for 30 units – this could be changed to 40 units if the consent lapses. There is limited capacity in the sewerage works. A buffer would be required for the watercourses on site.

Site name and ref: Jeffreyston - Rear of Beggars Roost & Sunny Side HSG/047/LDP/01 14 units (0.9 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation does not contribute to this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 14 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.

7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are no public sewers.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. Dwellings should be at a low density to reflect the adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland and buildings.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	There are trees and hedgerows in the allocated site; these should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is within a small settlement which has a range of local facilities, including a school and a public house, although there are no public sewers. Part of the site is consented. The retention of trees and hedgerows should be maximised where possible.

Site name and ref: Lamphey - South of Cleggars Park HSG/052/00011 55 units (2.42 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site contributes towards this SA Objective, there is good access to Pembroke and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 55 units; a proportion should be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact adversely on the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	This allocation relates well to Lamphey. Density of housing should reflect adjacent development.

Site name and ref: Llandissilio - Pwll Quarry Cross HSG/060/LDP/01 25 units (1.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation includes a requirement for recreational open space to be included and therefore the site contributes towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	There is public transport available in Llandissilio.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 25 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse	0	The allocation and SA Objective are unrelated.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the settlement on a slope towards the valley bottom. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	Archaeological assessment will be required.
Overall assessment, potential changes and recommendation		This allocated site relates well to Llandissilio, providing further housing opportunities. There are known issues with the sewerage network therefore development would need to be phased to link in with the Dwr Cymru Welsh Water improvement plans.

Site name and ref: Llanddewi Velfrey - North of the Village Hall HSG/057/LDP/01 12 units (0.5 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Llanddewi Velfrey which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The development site should be allocated at a low density to reflect adjacent housing.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This small allocation would provide housing in Llanddewi Velfrey. The site is within a village where there is access to services and facilities. The site should be allocated at a density to reflect the current housing.

Site name and ref:
Llangwm - Opposite The Kilns

HSG/063/00024 75* units (3.01 ha)		
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, there is also access to other facilities and services.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Llangwm which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The allocated site will provide 25 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network – a study will be required. There is a minor aquifer below Llangwm.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area. Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation should not adversely impact the built heritage or historic environment or the Conservation Area. An archaeological assessment would be required.
Overall assessment, potential changes and recommendation		The allocated site is within a village which has access to a variety of facilities and services. There are current issues with sewerage, therefore a study would be required. Potential improvements by Dwr Cymru Welsh Water mean that development should be phased. An archaeological assessment would be required given the location.

Site name and ref: Maenclochog - North West of the Globe Inn HSG/081/LDP/01 58* units (2.31 ha)		
*This indicates sites where the full capacity of the site will not be developed during the plan period. Further information is contained in SPG on Development Sites		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation includes a requirement for recreational open space to be included and therefore the site contributes towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Maenclochog and will support existing services and facilities, thereby reducing the need to travel.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 30 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Maenclochog.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the east of the settlement. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Preseli Historic Landscape and near the National Park boundary: the site should ensure no adverse impact on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however an archaeological assessment should be carried out as there are historic assets in the area.
Overall assessment, potential changes and recommendation		This site allocation relates well to the settlement. Recreational open space is to be included as part of the development.

Site name and ref: Martletwy - West of Post Office Farm HSG/083/LDP/01 6 units (0.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	-	The development site in Martletwy is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 6 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There is a watercourse along the southern edge of the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There is no public sewer.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The Yerbeston Tops SAC and Pembrokeshire Marine SAC are near the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. However it is unlikely that the site would have a significant effect on the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This small allocated site will provide housing within a small settlement. There is no public sewer and the watercourse to the south of the site would need to be buffered. Density of development would need to be low to reflect the surrounding development.

Site name and ref: Mathry - South of the Woodturner's HSG/085/LDP/01 6 units (0.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Mathry which has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 6 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development; therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	There is a nature reserve to the east of the site and the Cleddau Rivers SAC is to the south. A separate Habitats Regulations Appraisal has been undertaken for the SAC. It is unlikely that the site would impact these sites. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Mathry is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is in the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	Within the conservation area. Development would need to be sympathetic to the Conservation Area.
Overall assessment, potential changes and recommendation		This small allocated site would provide housing within Mathry. The site is well related to the settlement, though is within the Conservation Area, therefore development would need to ensure no adverse impact.

Site name and ref: Milton - West of Milton Meadows HSG/087/LDP/01 15 units (0.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute to this SA Objective, though there is access to a play area (which is within the National Park).
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Milton which has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 15 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.

12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Development would need to connect to the public foul sewer.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north of the site (Radford Pill). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development therefore a low density would be appropriate.
17. Safeguard soil quality and quantity	0	The site will not have a detrimental impact on soil quality or quantity.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. Lighting and the retention of hedgerows where possible. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to the National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment will be required as part of the development.
Overall assessment, potential changes and recommendation		This allocated site is well related to Milton, , a village with access to services and facilities, however there are potential issues with access – road would possibly need widening. Development would need to connect to the public foul sewer. There are European bats near the site therefore any essential lighting schemes should be minimised and directional or low level lighting used. An archaeological survey would be required.

Site name and ref: Penally - North of The Paddock HSG/097/LDP/01 8 units (0.29 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site. Access to healthcare and leisure facilities in nearby Tenby.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site in Penally has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development; therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Penally is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is outside the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to have any adverse effects on the historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Penally, with a range of services and facilities. There are issues with sewerage in the area, and therefore a phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:
 Penally - Penally Heights
 HSG/097/LDP/02
 11 units (0.56 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site in Penally has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 11 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network.
13. Encourage the efficient production, use, re-use and recycling	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design

of resources		will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Penally is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is outside the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to have any adverse effects on the historic environment.
Overall assessment, potential changes and recommendation		This small allocated site is well related to the settlement. The site should be allocated at a low density to reflect the surrounding area.

Site name and ref:

Pentlepoir - Land adjacent to Coppins Lodge

HSG/099/LDP/01

33 units (1.68 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human	+	There is access to amenity and recreational open space near the site.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Pentlepoir which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 33 units; a proportion of these will be affordable homes, though part of the site has been approved therefore it is not known whether there is an element of affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Pentlepoir.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water

		quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Part of the site has been previously developed and part is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site provides the opportunity for further housing development within the large village of Pentlepoir. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Pont yr Hafod - Land Opposite School HSG/103/LDP/01 10 units (0.44 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	+	There is access to amenity and recreational open space near the site.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Pont yr Hafod which has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 10 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. Improvements to the sewerage network are scheduled by Dwr Cymru Welsh Water.
15. Reduce the impacts of flooding and sea level rises	+	The site is to the north west of a B flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage

		infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. Access would need to be from a single estate road.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a developed area, designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Puncheston - Opposite Bro Dewi HSG/108/LDP/01 8 units (0.39 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Puncheston is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works is due for work in Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of inland and coastal water	0	The site drains towards the Afon Anghof therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Anghof is to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise	-	Policies would ensure that development is efficient in terms of layout etc. A low density of housing

contamination		would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment will be required as part of the development.
Overall assessment, potential changes and recommendation		The site relates well to the settlement. There are historic assets near the site therefore an archaeological assessment may be required. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan. The density of the site would need to reflect surrounding development.

Site name and ref: Puncheston - West of Awelfa HSG/108/LDP/02 12 units (0.44 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.

3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Puncteston is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works is due for work in Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of inland and coastal water	0	The site drains towards the Afon Anghof therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Anghof is to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.

16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment may be required as part of the development.
Overall assessment, potential changes and recommendation		The site relates well to the settlement and will provide housing in a small settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Robeston Wathen - South of Robeston Court HSG/113/LDP/01 12 units (0.63 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	Open space should be included as part of the development, thus contributing to the opportunities to access recreational opportunities and a clean and healthy environment.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Robeston Wathen is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works may be due for work in Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone is to the south west and north west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise	+	Policies would ensure that development is efficient in terms of layout etc. A low density of housing

contamination		would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the historic environment.
Overall assessment, potential changes and recommendation		The site relates well to the settlement, however development cannot be commenced before the road is de-trunked. Recreational open space should be included. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Roch - East of Pilgrim's Way HSG/114/LDP/01 44 units (2.19 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge	0	The allocation does not contribute to this SA Objective.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Roch which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 44 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a watercourse and well on site which would need buffering.
15. Reduce the impacts of flooding and sea level rises	0	There are flood zones within 1 km of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and	0	The site is improved grassland and scrub.

quantity		
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near to the National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site will provide housing in a settlement with access to some services and facilities.

Site name and ref:
Rosemarket - Opposite The Glades
HSG/116/LDP/01
13 units (0.5 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and	0	The development site in Rosemarket is unlikely to contribute towards this SA Objective, however there

encourage sustainable modes of transport.		is access to public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 13 units; a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There is a pond and watercourse near the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south and west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	0	Development is unlikely to impact on soil quality.

18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is in a built up area, however designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site is well related to the settlement. The watercourse and pond will require a buffer.

Site name and ref: Sageston - South of the Plough Inn HSG/015/00022 31 units (1.27 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Sageston which has good road links.
5. Provide a range of high quality	++	The site will provide 31 units; a proportion of these will be affordable homes.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Sageston.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. Density should reflect surrounding developments.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC (at Carew). A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards

		biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary. The development should ensure no adverse impact on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is well related to the settlement and has good access. Density of housing should reflect the surrounding development. The sites is near European bat sites, therefore trees and hedges should be retained where possible and low-level or directional lighting should be used.

Site name and ref:
Simpson Cross - East of Hill Lane
HSG/119/LDP/01
14 units (0.72 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Simpson Cross which has good road links and public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 14 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. Dwellings should be at a low density to reflect the adjacent development.
17. Safeguard soil quality and quantity	0	The site is amenity grassland and arable land.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.

19. Protect and enhance the landscape and geological heritage	0	Simpson Cross is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site is well related to the settlement with access to some facilities and services. The allocation may need to be phased for development to align with Dwr Cymru Welsh Water improvements.

Site name and ref: Spittal - North West of Wesley Way HSG/120/00018 22 units (0.87 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Spittal has good road links.
5. Provide a range of high quality	+	The site will provide 22 units; a proportion of these will be affordable homes.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as part of Dwr Cymru Welsh Water improvement plans.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There are flood zones to the north and south of the settlement. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the	0	Designs would need to ensure that the landscape is not adversely impacted.

landscape and geological heritage		
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		Part of the site is permitted. The sewerage network is scheduled for improvements in Dwr Cymru Welsh Waters asset management plan.

Site name and ref: St Dogmaels - Awel y Mor Extension HSG/122/00035 16 units (0.55 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to open space in St Dogmaels.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site will contribute positively to this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 16 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive	+	The development site will contribute positively towards this SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi River SAC. A separate Habitats Regulations Appraisal has been carried out. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Lower Teifi Valley Historic Landscape Area and near the National Park. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct	+	The site is near the Conservation Area. Policies on design will ensure development has regard to

design that complements the built heritage		local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is an extension to a previous allocation. Ecological assessments will be required.

Site name and ref: St. Florence - North of Parsons Green HSG/123/LDP/01 21 units (0.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within St Florence, there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 21 units. A proportion of these will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.

7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies will ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the village. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 21 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the village and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built

built heritage and historic environment		heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Templeton - South of the B4315 HSG/132/00030 18 units (1.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Templeton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 18 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. Housing would need to be at a density similar to the surrounding estates.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Templeton, and half the site has been consented, with an application in for the remainder of the site. Housing density should reflect adjacent areas.

Site name and ref: Templeton - South of the Boars Head Junction HSG/132/LDP/01 24 units (1.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Templeton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 24 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the east of the village. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement and would provide further housing. This site also provides an opportunity for road improvements, taking pressure off the Boars Head junction.

Site name and ref:

Tiers Cross - North of Bulford Road HSG/135/00004 23 units (0.91 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Tiers Cross, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 23 units. A proportion of these dwellings will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.

12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There is a buffer zone for Bolton Hill Quarry within the eastern area of the site, which will need to be taken into account in drafting site layout.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 23 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site would not adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is well related to a village which has access to some facilities.

Site name and ref:
 Wolfscastle – opposite Haul y fryn
 HSG/149/LDP/01

30 units (1.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Wolfscastle which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 30 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.

13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north east of the settlement. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however due to the location of historic assets an archaeological assessment should be carried out.
Overall assessment, potential changes and recommendation		This site offers a well related site for housing. There are potential highway constraints. An archaeological assessment should be carried out.

SPECIALIST AND SUPPORTED ACCOMMODATION

Site name and ref: Park House, New Hedges SSA/089/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced	+	Provision of facilities can have positive effects for those members of the population who require

population structure		specialist and supported accommodation.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site will contribute positively to this SA Objective
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0+	The allocated site is adjacent to an existing facility within New Hedges, and is near Pentlepoir, Tenby and Kilgetty.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides specialist accommodation.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The site is meets this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The allocation would provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of	0	Policies on design will ensure development includes water conservation measures and sustainable

inland and coastal water		drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	It is unlikely that the landscape will be adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide specialist accommodation providing benefits to those in need of specialist and supported accommodation.

GYPSY TRAVELLER ALLOCATIONS

Site name and ref: Withybush Gypsy Site 10 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	0	The allocated site does not contribute directly to the SA Objective

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocated site is near Haverfordwest, but does not contribute directly to the SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The site is not directly related to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.

16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required.
19. Protect and enhance the landscape and geological heritage	0	It is unlikely that the landscape will be adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing for gypsy travellers as identified by a needs assessment. The site is close to the C2 flood zone therefore sustainable drainage systems would be needed.

Site name and ref: Catshole (Castle) Quarry 8 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocated site does not contribute directly to the SA Objective
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	0	The allocated site is near Pembroke, but does not contribute directly to the SA Objective.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The site is not directly related to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.

		Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	This is an extension to an existing site; therefore it is unlikely that the landscape will be adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing for gypsy travellers as identified by a needs assessment. The site is close to the C2 flood zone therefore sustainable drainage systems would be needed.

Site name and ref: Kingsmoor Common, Kilgetty 15 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocated site does not contribute directly to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocated site is near Kilgetty and Begelly, but does not contribute directly to the SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive	0	The site is not directly related to the SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses adjacent to the site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Marshy grassland and semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. There are European bats near the site, lighting schemes should be directional or low-level lighting.
19. Protect and enhance the landscape and geological heritage	0	The site is on registered common land, therefore an application would need to be made to extinguish the rights on this extension to the site.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.

21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site will provide housing for gypsy travellers as identified by a needs assessment. The site is adjacent to the C2 flood zone therefore sustainable drainage systems would be needed.

COMMUNITY FACILITY ALLOCATIONS

Site name and ref: Slade Lane School Site, Haverfordwest CF/040/01 New primary school (5.83 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides a new school to serve the increase in children as a result of the Slade Lane Housing allocations.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective – pupils are likely to be in walking distance of the new school.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.

7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new school would provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities should be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the east of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows should be retained where possible. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide a new primary school to provide education for residents of the Slade Lane housing sites. Access would be provided through the Slade Lane residential development as it proceeds.

Site name and ref: Withybush Hospital Extension, Haverfordwest CF/040/02 Hospital extension (2.57 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocation contributes positively towards the SA Objective by providing a hospital extension.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not directly contribute to this SA Objective, although training opportunities may be enabled by extending this teaching hospital
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation does not contribute directly towards this SA Objective. Public transport to the hospital is available. The site has good access.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved	+	The allocation contributes towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The hospital extension would provide employment opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. A watercourse is present on site. This would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows should be retained where possible. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide a hospital extension which provides greater access to healthcare and will also provide employment opportunities. The site is near the Cleddau Rivers SAC, and hedgerows should be retained where possible.

Site name and ref: St Marks VA School, Haverfordwest CF/040/03 Site extension (0.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides an extension to the area of the school.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved	+	The allocation contributes towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	An extension to the school area could provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the north of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

heritage		
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide an extension to the school premises.

Site name and ref: Pennar CP School, Pembroke Dock CF/096/01 Site extension and new access for school (1.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides an extension to the school area.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective. The site extension will also provide opportunity to improve access to the school.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	An extension to the school area could provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Milford Haven waterway catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Milford Haven waterway catchment and a C2 flood zone is near the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	Part of the site is in the Conservation Area, and adjacent to the golf course however development is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		The site will provide improved access and an extension to the school premises.

Site name and ref: Monkton Cemetery, Monkton CF/095/01 Cemetery extension (0.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.

9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation does not contribute to this SA Objective.
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste and pollution	0	The allocation does not contribute to this SA Objective.
13. Encourage the efficient production, use, re-use and recycling of resources	0	The allocation does not contribute to this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	The allocation and SA Objective are unrelated.
15. Reduce the impacts of flooding and sea level rises	0	The allocation and SA Objective are unrelated.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The site is within the built-up area.
18. Protect, enhance and value biodiversity	+	Cemetery sites can be important areas for biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The allocation will not adversely affect the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation and SA Objective are unrelated.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site.

Site name and ref:
Popehill, Johnston

CF/048/01 Cemetery extension (0.77 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated. Access to the site is from the A4076 trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.
9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation does not contribute to this SA Objective.
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste	0	The allocation does not contribute to this SA Objective.

and pollution		
13. Encourage the efficient production, use, re-use and recycling of resources	0	The allocation does not contribute to this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	The allocation and SA Objective are unrelated, however given the location of the nearby quarry, there could be issues with groundwater.
15. Reduce the impacts of flooding and sea level rises	0	The allocation and SA Objective are unrelated.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Cemetery sites can provide important areas for biodiversity. Trees and hedgerows retained where possible.
19. Protect and enhance the landscape and geological heritage	0	The allocation will not adversely affect the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation and SA Objective are unrelated.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site. There could be issues with groundwater due to the proximity to the quarry.

Site name and ref:
 Freystrop Cemetery, Freystrop
 CF/035/01
 Cemetery extension (0.21 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced	0	The allocation and SA Objective are unrelated.

population structure		
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.
9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation does not contribute to this SA Objective.
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste and pollution	0	The allocation does not contribute to this SA Objective.
13. Encourage the efficient production, use, re-use and recycling of resources	0	The allocation does not contribute to this SA Objective.
14. Maintain and protect the quality of	0	The allocation does not contribute to this SA Objective.

inland and coastal water		
15. Reduce the impacts of flooding and sea level rises	0	The allocation does not contribute to this SA Objective.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The allocation and SA Objective are unrelated.
18. Protect, enhance and value biodiversity	0	The site is improved grassland.
19. Protect and enhance the landscape and geological heritage	+	Cemetery sites can provide important areas for biodiversity. Trees and hedgerows retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation will not adversely affect the landscape.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site.

Site name and ref:
Haverfordwest school
CF/040/04
Replacement primary school (0.79 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related, however the site would involve the loss of some amenity space, however there is access to space elsewhere in the town.
3. Improve education opportunities to	++	The allocation provides a new school.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective – pupils are likely to be in walking distance of the new school.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new school would provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities should be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.

17. Safeguard soil quality and quantity	0	The site is amenity grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area; and the site is within the Milford Haven Historic Landscape. The site is unlikely to adversely impact the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site would provide a new school, and therefore provide upgraded facilities for education in Haverfordwest.

ROAD IMPROVEMENTS ALLOCATIONS

Site name and ref: WG - A40 Llanddewi Velfrey to Penblewin – WG Phase 3 scheme		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to watercourses and rivers therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. Ecological assessments would need to be undertaken.
19. Protect and enhance the	-	The scheme could impact upon the landscape and potentially the geological heritage.

landscape and geological heritage		
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The WG improvement schemes were included in the National Transport Plan and these were subject to SEA. No adverse comments were made in relation to the scheme.

Site name and ref: Regional Improvement Scheme - Improvement to the A40 west of St. Clears (including dualling, subject to proving the business case) There are currently no land allocation implications for this improvement.		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.

7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.

Overall assessment, potential changes and recommendation	The scheme would be beneficial to the residents, businesses and visitors. Impacts from run-off should be dealt with.

Site name and ref: Local road improvement scheme - Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross) This allocation has been assessed under the Regional Transport Plan SEA ⁵	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – To provide a replacement 2.5km road link and better road access for HGVs and other traffic from the A4076 Trunk Road at Johnston to the nationally important oil and gas terminal, storage, refining and other development sites to the west of Milford Haven. The link will form a major part of a Milford Haven Relief Road, intended to remove heavy and through traffic from the town centre of Milford Haven. In addition, it will give relief and improved safety to the residential communities of Johnston and Tiers Cross. The link will replace a largely single track road with passing places. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Local road improvement schemes - Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Recommendations resulting from the Stage 1 and 2 studies into this project are as follows: i. A full extended bypass from the TRA 477 via Bush Hill and Monkton to St Daniel's Hill ii. A Bridgend Terrace Diversion iii. Traffic management of Main Street and Westgate Hill within Pembroke iv. Traffic management and some highway improvements to connecting routes outside Pembroke v. Sustainable transport initiatives. Using information in the WeITAG assessment, the assessment of the scheme on the SEA objectives

⁵ Environmental Report Addendum for the South West Wales Regional Transport Plan (SEA of Regional Transport Plan) September 2009 (<http://www.swwitch.net/resources/1/Files/RTP%20documents/SWW%20RTP%20SEA%20ER%20Addendum%20Sept%2009.pdf>)

	has been revised. Based upon information currently available the overall effect would be positive due to environmental improvements associated with reduced traffic congestion. However the new bypass is likely to have a negative effect on biodiversity, as a result of potential effects on two SACs, while the effect on historic assets and landscape/townscape is uncertain. No new significant effects have been identified.

Site name and ref: Local road improvement scheme - Blackbridge Access Improvement and Waterston bypass This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Waterston Bypass (RTP project no. 18) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. The bypass is proposed to relieve traffic through Waterston associated with recent developments such as the new LNG terminal on the former oil refinery site. The bypass has the following objectives: i. Facilitate the safe and efficient movement of existing traffic movements through Waterston. The daily 2-way traffic flow is about 3,500 vehicles with approximately 7.5% HGVs (inclusive of buses). ii. Improve the safety of all road users. iii. Relieve Waterston Village of through traffic and particularly heavy vehicles. iv. Improve access to the Waterston energy and employment sites. v. Improve pedestrian and cycle facilities. The bypass is anticipated to have positive significant effects on access to services and safety. The significance of effect on the majority of other objectives is uncertain without further information on the existing situation and the scheme proposals. No new significant effects have been identified. Blackbridge Access Improvement (RTP project no. 19) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. This proposal is to provide a good standard Road from Blackbridge to/from Waterston and the A477 and Trunk Road network. The overall effect of the new access is difficult to assess without further specific scheme information. However, it is likely to have a negative impact upon objectives to reduce greenhouse gas emissions as it would promote development at Blackbridge and therefore generate traffic emissions. No new significant effects have been identified.

Site name and ref: Local road improvement schemes - Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Southern Strategic Route – A477 Fingerpost Junction to Energy Site Corridor (RTP project no. 13) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. The Southern strategic route proposes to widen, re-align and otherwise improve roads passing from the north east to the south west of Pembroke, running through the town centre. The route runs from the A477 Trunk Road “Fingerpost” junction to the energy sites on the southern shore of the Haven. The current energy sites comprise the operational Chevron Refinery and the site of the former Pembroke Power Station which is to become a new gas fired power station. Overall the effect of improving the southern strategic route is anticipated to be positive for safety and access objectives. The impact on greenhouse gas objectives is likely to be neutral. Overall the other effects are uncertain without more specific scheme details.

Site name and ref: Bus and rail interchanges – Fishguard (bus focal point) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – There is little available detail on each of these schemes however, it is envisaged that the options would involve minor improvements and infrastructure developments. For example, the provision of bus shelters, clearer timetable information and security measures such as lighting. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Bus and rail interchanges – Goodwick Railway Station (bus / rail interchange) (there is also a possibility that an inter-modal freight transfer station could be constructed at this site during the plan period, but there is no reference to this in the Regional Transport Plan for South West Wales) This allocation has been assessed under the Regional Transport Plan SEA		
SA Objective	Assessment	Summary

Overall assessment, potential changes and recommendation	Extract from RTP SEA – At Pembroke Dock and Goodwick Station there would be the provision of new interchange facilities for rail, bus, and taxi users. No further details are available at this stage. Goodwick Station is within the Conservation Area – therefore it should be retained.

Site name and ref: Bus and rail interchanges – Milford Haven (bus / rail interchange) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from the RTP SEA – The Milford Haven interchange proposal would involve the re-installation of track adjacent to cliff, the building of a new station including office, and re-configuring the car park. The only positive effect is linked to the objective for improved access, while there are neutral impacts on five SA Objectives. There are some uncertainties, due to the potential extent of the modal shift. A negative adverse effect associated with this proposal for biodiversity has been identified as a result of potential effects on the Pembrokeshire Marine SAC. No new significant effects have been identified.

Site name and ref: Bus and rail interchanges – Pembroke Dock (bus / rail interchange) The allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	At Pembroke Dock and Goodwick Station there would be the provision of new interchange facilities for rail, bus, and taxi users. No further details are available at this stage. Pembroke Dock Station is a listed building therefore should be retained and included in any re-development.

Site name and ref: Rail network improvements – Clunderwen railway station improvement This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from the RTP SEA –

recommendation	The options involve the upgrading of existing facilities and aesthetic improvements to railway stations. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Park and ride schemes – Tenby (implications for non National Park locations) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Existing Park & Ride has been successful within the SWWITCH region and the development of further sites will complement this with the aim to reduce congestion further. Positive effects of the proposal have been identified on four SA objectives, with access to services being significantly positive. There are some neutral impacts, with the assumption that the demand for park and ride services is present. There is a negative effect associated with this proposal for water resources, which could increase pressure on the system.

Site name and ref: County Council programmed highway scheme – B4318 Gumfreston to Tenby diversion and improvement phase 3		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to a watercourse therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.

20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		Drainage and potential impacts on protected species may be the main issues in relation to this allocation. Sustainable drainage systems and ecological assessments would be required.

Site name and ref: County Council programmed highway scheme – B4320 Monkton re-alignment		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities. Improved footways can also benefit pedestrians.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the watercourses and rivers therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species (there are bats known to be near the allocation). Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is adjacent to the Conservation Area, designs would need to ensure that they complement the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is adjacent to the Conservation Area, designs would need to ensure that they do not adversely impact the built heritage.
Overall assessment, potential changes and		Drainage is the main issues in relation to this allocation. Sustainable drainage systems would be

recommendation	required.

Site name and ref: County Council programmed highway scheme – A40 High Street to A487 West Street ('Chimneys' link), Fishguard (funding not yet identified, but potential that could be implemented during the plan period)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities. Improved footways can also benefit pedestrians.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact	0	The allocation is unlikely to contribute towards this SA Objective directly.

of Pembrokeshire's contribution to climate change		
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site should ensure that water quality is protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	0	The allocation is unlikely to impact this SA Objective.
19. Protect and enhance the landscape and geological heritage	0	The allocation is unlikely to impact this SA Objective.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is partly in the Conservation Area, designs would need to ensure that they complement the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is partly in the Conservation Area, designs would need to ensure that they do not adversely impact the built heritage.
Overall assessment, potential changes and recommendation		Drainage is the main issue. Designs should also ensure that no adverse effects on the historic environment.

Site name and ref:
GN 38 Transport Routes and Improvements
16. Haverfordwest to Narberth Shared Use Path

SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	A shared use path from Haverfordwest to Narberth will contribute positively towards this SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The scheme is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and scheme are directly linked.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The scheme and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The scheme and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The scheme and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The scheme and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The scheme and SA Objective are indirectly related. A shared use path will be beneficial for businesses, including tourism.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The scheme is unlikely to contribute towards this SA Objective directly. The use of the path could potentially contribute to a reduction in greenhouse gases.
11. Maintain and improve air quality	0	The scheme is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire. The use of the path could potentially contribute to a reduction in greenhouse gases.
12. Minimise the generation of waste and pollution	0	The scheme and SA Objective are unrelated.
13. Encourage the efficient	+	The new scheme will require the use of resources. Policies will ensure the sustainability of all aspects

production, use, re-use and recycling of resources		of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The scheme may be near watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Any drainage from the scheme should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The scheme is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The scheme is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. The route has not been finalised, and ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme is unlikely to impact upon the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The exact location of the shared use path is not specified. The scheme includes a walking and cycling route from Haverfordwest to Narberth and will contribute positively towards health, sustainable travel, and air quality. The scheme would need a project level assessment in terms of protected species and HRA.

Site name and ref:
GN 38 Transport Routes and Improvements
17. Haverfordwest Sustainable Town Centre Project

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	++	A sustainable town centre project will contribute positively towards this SA Objective.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The scheme is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and scheme are directly linked.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The scheme and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The scheme and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The scheme and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The scheme and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The scheme and SA Objective are related. A sustainable town centre project will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	The project will contribute towards this SA Objective directly. The scheme could contribute to a reduction in greenhouse gases.
11. Maintain and improve air quality	+	The scheme is likely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire. The sustainable town centre project could contribute to a reduction in greenhouse gases.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. There are watercourses in Haverfordwest therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The new scheme will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The scheme may be near watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding	0	Any drainage from the scheme should not place undue pressure on surface water infrastructure.

and sea level rises		
16. Use land efficiently and minimise contamination	0	The scheme is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The scheme is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	?	The scheme has the potential to impact upon protected species, and the Cleddau Rivers SAC is in Haverfordwest. The project has not been finalised, and ecological assessments would need to be undertaken along with project level HRA. Policies exist to protect and enhance biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The scheme is unlikely to impact upon the landscape.
20. Encourage quality locally distinct design that complements the built heritage	?	The project should take account of the Conservation Area and the built heritage in Haverfordwest. Policies are in place to ensure that designs complement the built heritage.
21. Protect, enhance and value the built heritage and historic environment	?	The project should take account of the Conservation Area in Haverfordwest.
Overall assessment, potential changes and recommendation		The sustainable town scheme will contribute positively to health, sustainable travel, the local economy, the environment in terms of air quality. The details of the project are not specified. The scheme would need a project level assessment in terms of protected species and HRA. Designs would need to ensure that the conservation area and built environment are protected and enhanced.

WASTE ALLOCATIONS

Site name and ref: Adjoining the Milford Haven (Murco) Refinery WST/LDP/086/01 Energy from waste plant (5.69 ha) The process of energy from waste has been assessed as part of the Regional Waste Plan ⁶ ; however locations were not specified at the regional level.		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human	?	An energy from waste facility has the potential to impact on human health and wellbeing through

⁶ Strategic Waste Management Options Strategic Environmental Assessment Volume 1 & 2 September 2007, Hyder Consulting

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		emissions including odour, dust, noise, litter, and vermin. A Health Impact Assessment was carried out for the Regional Waste Plan. Emissions are regulated therefore impacts are insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours. Energy from waste facilities are enclosed systems, therefore compared to landfilling for example, some issues are not as pronounced. The site is situated adjacent to a populated area.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles would be transporting waste to the facility therefore an increase in traffic is anticipated. Alternative methods of transport, such as rail should also be explored. The location of complementary facilities should be considered.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	The process will release greenhouse gases. Any residual waste following the process would be sent to landfill; however the amount of waste then going to landfill would be substantially reduced. Methane can be burned.
11. Maintain and improve air quality	?	The process will produce emissions to air, these emissions will be regulated and controlled. Carbon dioxide emissions from thermal treatment plans are less than those emitted from the landfill of waste. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation will process waste arisings. Risk of pollution will need to be mitigated. Leachate will be controlled.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The allocation will produce energy from waste – supporting this SA Objective. Potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.

14. Maintain and protect the quality of inland and coastal water	?	Leachate from landfills could affect water quality. Process water may be required and could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take of energy from waste facilities is less than that for landfill. The site is adjacent to an industrial site which could benefit from the energy created. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	A small area of woodland is on site. An ecological assessment would be required. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, and further assessment would need to be undertaken at a project level.
19. Protect and enhance the landscape and geological heritage	?	The allocation is adjacent to the Murco Refinery and near the National Park boundary. An emissions stack from the plant may cause visual and landscape impacts.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) would be carried out.

Site name and ref:
Land at Kingsmoor Common, Kilgetty
WST/LDP/050/01
Civic amenity site and waste transfer station (3.2 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site

population structure		creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The site will encourage people to recycle more, indirectly benefiting the environment. A public right of way crosses the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	-	Access to the site will be via private car. Waste vehicles will also need to access the site. It is not known if the CA site in Tenby would close, however if it did people will need to travel further from that area to access this facility, however access would be improved for other people across a broader catchment. Traffic would affect the Kilgetty roundabout and other roads – depending on where access would be situated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The site would provide facilities for recycling and waste disposal.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The site may provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The site may indirectly support the economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	People will drive to this facility, but this is no change from the current situation.
11. Maintain and improve air quality	?	The allocation will not contribute towards the SA Objective.
12. Minimise the generation of waste and pollution	+	The site provides opportunities to recycle waste. Policies will need to ensure that development has no significant adverse impact on water quality. There are a number of watercourses on the site.
13. Encourage the efficient production, use, re-use and recycling	+	The site will contribute towards this SA Objective.

of resources		
14. Maintain and protect the quality of inland and coastal water	0	There are watercourses on the site; therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	The site is to the south of a C2 flood zone. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	The site is on common land (Kingsmoor Common), therefore an application would need to be made to extinguish the rights. There are bye-laws and open-access issues on the Common. There is the potential for contamination from the potential waste activities on site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	0	The site is unlikely to impact upon this SA Objective.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. A separate Habitats Regulations Appraisal has been undertaken. Hedgerows should be retained where possible.
19. Protect and enhance the landscape and geological heritage	0 -	The site is close to National Park boundary however the site is unlikely to have any adverse effects on the National Park. The site is in a prominent location for traffic to view from the A477 and A478, there could be adverse visual impacts. Screening would be essential.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The site would provide access to recycling and waste management facilities. Access to civic amenity sites is difficult for many residents in Pembrokeshire. In terms of accessing the site, there may be issues with access from the Kilgetty roundabout. The site would be in a prominent location for motorists viewing the site from the A477 and A 478 – effective screening would be needed.

Site name and ref:
Winsel near Merlin's Bridge
WST/LDP/040/01
Extension to the existing civic amenity site (4.95 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The site will encourage people to recycle more, indirectly benefiting the environment.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	- +	Access to the site will be via private car. Waste vehicles will also need to access the site. Traffic would affect the Tiers Cross junction and other roads. The site is near a railway line.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The site would provide facilities for recycling and waste disposal.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The site may provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The site may indirectly support the economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	People will drive to this facility, but this is no change from the current situation.
11. Maintain and improve air quality	?	The allocation will not contribute towards the SA Objective.
12. Minimise the generation of waste and pollution	+	The site provides opportunities to recycle waste. Policies will need to ensure that development has no significant adverse impact on water quality. There are watercourses on the site.
13. Encourage the efficient	+	The site will contribute towards this SA Objective.

production, use, re-use and recycling of resources		
14. Maintain and protect the quality of inland and coastal water	0	There are watercourses on the site; therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	The site is to the east of a C2 flood zone. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	There site would be an extension to an existing site. There is the potential for contamination from the potential waste activities on site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	0	The site is unlikely to impact upon this SA Objective.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. A separate Habitats Regulations Appraisal has been undertaken. Hedgerows should be retained where possible.
19. Protect and enhance the landscape and geological heritage	0	Screening would be necessary to mitigate against any visual impacts.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The site would provide enhanced capacity for recycling and waste management. Traffic would increase. Screening would be required.

The following sites have been suggested as allocations for new in-building handling and treatment of waste, some of these sites are also employment sites. These are activities which require B2 employment and major industrial sites. Sites may also be suitable for open-air waste handling and treatment facilities. It is not known if all of the sites would be developed and what may take place on those sites.

Policy 39 of the Deposit Local Development Plan states that waste management facilities may be provided on B2 employment sites and major industrial sites in appropriate circumstances. Proposals to include in-building or open-air facilities for the handling and treatment of waste will be considered on individual merit, with consideration given to their potential effects on amenity, traffic and the level of demand for that type of facility. Prospective developers may need to undertake a Health Impact Assessment and/or an Environmental Impact Assessment of the proposed facility.

Site name and ref: Withybush East of Business Park (undeveloped residual) – also an employment site EMP/040/00004 and 040/00009 New in-building handling and treatment of waste (15.38 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Haverfordwest.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC, therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref: Withybush North of Business Park – also an employment site EMP/040/00005 New in-building handling and treatment of waste (6.09 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	The site is within Haverfordwest which has good transport links. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park. Mitigation would be in place for potential contamination.

17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	+	The site is near the Cleddau Rivers SAC, therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref:
Merlins Bridge Creamery and extension site – also an employment site
EMP/040/00003
New in-building handling and treatment of waste (7.63 ha)

SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Haverfordwest.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.

13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Merlins Brook (which is also adjacent to the C2 flood zone), therefore surface water pollution should be avoided. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	The development site is adjacent to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is adjacent to the main creamery. Design policies will ensure that the layout, land use and density of development be efficient. Mitigation would need to be put in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is on a tributary of the Cleddau Rivers SAC therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertake at a project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and		The nature of the facility is unknown. The site could bring positive benefits and contribute towards

recommendation	reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. The site is adjacent to a tributary of the Cleddau Rivers SAC and also abuts the C2 flood zone. The site will bring employment benefits to the area.

Site name and ref: Milford Haven Refinery (Murco), Milford Haven EMP/000/00003 New in-building handling and treatment of waste (123.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as rail should also be explored. The site is also allocated as an energy from waste facility (WST/LDP/086/01) therefore, by locating complementary facilities this would minimise traffic and mileage impacts.
5. Provide a range of high quality housing including affordable housing	0	The allocation and SA Objective are unrelated.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The allocation is within the Murco Refinery and near the National Park boundary. The site is unlikely to adversely impact the landscape.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		It is unknown what facility would be built on the site. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref: Petro Plus / Dragon LNG EMP/000/00004 New in-building handling and treatment of waste (177.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link at the site.
5. Provide a range of high quality	0	The allocation and SA Objective are unrelated.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the	0	The Site is within the Milford Haven historic landscape and also within a large industrial site.

landscape and geological heritage		
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
Dale Road, Hubberston – also an EMPLOYMENT SITE
EMP/086/00002
New in-building handling and treatment of waste (4.64 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The site is contaminated – any remediation would improve the quality of the local environment. The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of	++	The allocated site is in Milford Haven which has good transport links including public transport. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur.

transport.		Alternative methods of transport, such as rail should also be explored – there is a rail link in Milford Haven.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation will process waste arisings. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone and there are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue

		pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There is a historic landfill and contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site. It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. A project level assessment may be needed. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site, therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill and remediate past contamination. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities.

Site name and ref:
Thornton Industrial Estate
EMP/086/00003
New in-building handling and treatment of waste (22.07 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near a populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.

13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	There is a C2 flood zone to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities.

Site name and ref:
Waterston Industrial Estate
EMP/146/00001
New in-building handling and treatment of waste (9.48 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.

13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) may be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
Pembroke Power Station site
EMP/095/00001
New in-building handling and treatment of waste (195.1 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near a populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur, the road links are an issue.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.

13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial site which is being re-developed. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would also need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
Kingswood, Pembroke Dock
EMP/096/00005
New in-building handling and treatment of waste (8.39 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Pembroke Dock.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient	+	The site could contribute positively to this SA Objective by providing a waste management facility.

production, use, re-use and recycling of resources		There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality – the site is near the waterway. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) may be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
 Waterloo, Pembroke Dock
 EMP/096/00006
 New in-building handling and treatment of waste (19.67 ha)

SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Pembroke Dock.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the

of resources		site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality – the site is adjacent to the waterway and within the C2 flood zone. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	The site is within the C2 flood zone therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) may be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
Chevron Refinery, Rhoscrowther
EMP/000/00002
New in-building handling and treatment of waste (215.3 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site

population structure		creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. There are issues with road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the

of resources		site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is adjacent to the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The allocation is within the Chevron Refinery site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		It is unknown what facility would be built on the site. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref:
 Celtic Link Business Park, Scloddau – also an employment site
 EMP/034/00006
 New in-building handling and treatment of waste (13.47 ha)

SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	There are good road links to the A40. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation may process waste arisings. Risk of pollution will need to be mitigated. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient	+	The site could contribute positively to this SA Objective by providing a waste management facility.

production, use, re-use and recycling of resources		There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is not within a flood zone, however, the LDP will ensure that designs incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Part of the site is currently developed for employment use. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is already partly developed. It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	-	The site is in an elevated position, and could benefit from sympathetic screening to avoid landscape impacts. Policies will ensure that development will have regard to impacts on landscapes. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside of any settlement.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site will provide employment opportunities and support the local economy.

Site name and ref: Trecwn – ALSO A STRATEGIC EMPLOYMENT SITE S/EMP/136/00001 New in-building handling and treatment of waste (21.11 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+?	The site is potentially contaminated – any development may require remediation would improve the quality of the local environment. The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Proposals for new development at Trecwn may need to include any potential transport improvements which could mean improved access for local residents in the area as well as access to the waste site. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Trecwn will provide employment opportunities.
9. Support a sustainable and diverse	++	Development at Trecwn will contribute towards a sustainable and diverse local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation may process waste arisings. Risk of pollution will need to be mitigated. The allocated site is adjacent to the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	+	Part of the site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	There is potential contamination on the site which would require further investigation. Re-development may require remediation which would bring positive environmental impacts. Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	The development site was previously used for industrial purposes. It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The development site is on a tributary of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Further assessment would need to be undertaken at project level. Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	There are no landscape designations. Policies on design will ensure no adverse affects on the landscape.
20. Encourage quality locally distinct design that complements the built	+	The site was previously used for industrial and military use and comprises many derelict buildings. Therefore further development of the site could potentially improve the overall physical appearance of

heritage		the area. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of the site could provide for re-use of land which has good transport links and would provide employment opportunities. The proximity to the Cleddau Rivers SAC would need appropriate assessment and mitigation at a project level. The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out.

APPENDIX 6: SA Screening of Focussed Changes to the Deposit Plan

Sustainability Appraisal Screening / Strategic Environmental Assessment of Proposed Focussed Changes

NB Italics refer to internal changes, non italics changes as a result of consultation

Reference	Chapter / Policy	Proposed Focussed/Minor Editorial Change	FC/MEC	Reason for change	SA/SEA Screening	SA needed?
01/MEC	Whole Document	<i>Updates to delete references to 'Deposit Plan'.</i>	MEC	To ensure that the Plan is coherent.	Minor factual change, no further SA/SEA required.	-
02/MEC	Whole Document	<i>Update Welsh Assembly Government (WAG) to Welsh Government (WG).</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further SA/SEA required.	-
03/MEC	Whole Document	<i>Update references where a more up to date version has been released, e.g. for Planning Policy Wales (Edition 4, February 2011).</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further SA/SEA required.	-
04/MEC	Whole Document	Amend 1.5 to read: <i>"This Local Development Plan replaces previous planning policy set out in the Joint Unitary Development Plan and the Affordable Housing</i>	MEC	To reflect the Plan as adopted.	Minor factual change, no further SA/SEA required.	-

		<i>Delivery Statement. Analysis and calculations in the Plan have been based on an assumed plan period from 2011 to 2012".</i> <i>Delete Footnote 6.</i>				
05/MEC	Ch 1, Introduction	<i>Amend 1.22 to read:</i> <i>"Local Development Plans must help to deliver the Welsh Government's commitments on sustainable development. To demonstrate that this has been achieved and that the strategic direction and policies are sustainable this Plan has been measured or tested against economic, social and environmental criteria. This is referred to as the Sustainability Appraisal (SA)."</i>	MEC	To improve clarity and remove ambiguity.	Minor factual change, no further SA/SEA required.	-
06/FC	Ch 1, Introduction	Amend 1.23 to read: "European legislation requires that protection of the environment be given a high priority throughout the preparation of the Plan, through a process referred to as Strategic Environmental Assessment (SEA)."	FC	To improve clarity and remove ambiguity.	Change to supporting text to provide clarity, no further SA/SEA required.	-
07/FC	Ch 2, Key plans & strategies affecting Pembrokeshire	Add new title and paragraph after 2.25: "Dwr Cymru Welsh Water Revised Draft Water Resources Management Plan October 2011. 2.25a Dwr Cymru Welsh Water's revised Draft Water Resources Management Plan (October 2011) identifies a preferred solution (and fall back option taking into consideration possible HRA impacts) to address water resource capacity issues resulting from revised abstraction licences in the Pembrokeshire Water Resources Zone and notes	FC	To meet Test of Soundness consistency (C1) and to reflect change since deposit.	Change to supporting text to provide clarity, no further SA/SEA required.	-

		their assumption that the proposed abstraction licence reductions are not implemented before 2020, because of the considerable lead time required to implement solutions. Following consultation and finalisation of the plan any impacts of the agreed solution, likely to be post 2020, will need to feed into plan review."				
07a/MEC	Ch 2, Key plans & strategies affecting Pembrokeshire	<i>Para 2.7 Delete Footnote 11: "to be completed."</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual change, no further SA/SEA required.	-
08/FC	Ch 2, Key plans & strategies affecting Pembrokeshire	Amend 2.38 final sentence to read "...priority species and habitats to achieve a favourable condition."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
09/FC	Ch 2, Key plans & strategies affecting Pembrokeshire	<i>Amend 2.45 2nd sentence to read: "The purpose of the Masterplan is to clarify the port's own strategic planning for the medium to long term, to assist regional and local planning bodies and transport network providers in preparing and revising development strategies and to inform port users, employees and local communities as to how the port may develop over the years in response to market and opportunities to strengthen industrial productivity, maximise use of existing infrastructure and deliver environmental gains based on more effective logistics and production networks."</i>	FC	To improve clarity in the LDP and consistency with other plans, projects and strategies	Minor factual and clarification change, no further SA/SEA required.	-

10/MEC	Ch 3, Key economic, social & environmental trends and issues	<i>End Para 3.7 Insert Footnote cross referencing the "Scale and Location of Growth Background Paper (2010) and Scale and Location of Growth, Addendum Paper (2011)"</i>	MEC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further SA/SEA required.	-
11/FC	Ch 3, Key economic, social & environmental trends and issues	Amend 3.10 to read: "Just under half the total Pembrokeshire population of 117,100 (2010) live in the five main towns of Fishguard, Haverfordwest, Milford Haven, Pembroke and Pembroke Dock. In 2010 there were an estimated 52,574 households across the Pembrokeshire Local Housing Market Assessment area (which included the National Park) and average household size in that area was 23. Pembrokeshire has a much higher proportion of detached houses (41.5%) than Wales (27.1%) or England (22.8%). 85.8% of the housing stock is privately rented or owned, and 14.2% is social housing (Council and other social rented)*. The condition of Pembrokeshire's housing stock across all tenures needs improving, in particular to meet the Welsh Housing Quality Standard and to tackle fuel poverty. Pembrokeshire County Council is on track to meet these standards within its own managed housing stock by 2012. 6.1% of all household spaces in Pembrokeshire are used as second residences/holiday homes. This figure varies significantly across electoral divisions in the county, but is significantly higher than that for Wales (1.2%)."	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further SA/SEA required.	-

		Amend Footnote 25 to read: *WAG's STATSWALES - 2010 Housing Statistics.				
12/MEC	Ch 3, Key economic, social & environmental trends and issues	<i>Amend 3.18 1st sentence add "and for ferry services, marine leisure and other port related activities."</i>	MEC	To improve clarity in the LDP.	Minor factual change, no further SA/SEA required.	-
13/MEC	Ch 3, Key economic, social & environmental trends and issues	<i>Amend 3.25 1st Sentence to read "Sewage and off site drainage infrastructure capacity*...." New Footnote: For foul drainage this includes biological and hydraulic capacity.</i>	MEC	To improve clarity in the LDP.	Minor factual change, no further SA/SEA required.	-
14/FC	Ch 3, Key economic, social & environmental trends and issues	Amend 3.26 to read: "There are emerging concerns regarding the adequacy of water resource capacity in Pembrokeshire and additionally some local connection issues may arise. There is some potential for loss of resources during the Development Plan period, primarily as a result of the implications of the review of consents under the Habitats Directive. Dwr Cymru / Welsh Water ³⁶ has identified measures to resolve these issues, for which regulatory funding will be required to meet revisions to three abstraction licences, with such revisions likely to take effect post 2020." Amend Footnote 36 to read: " * DCWW Revised Draft Water Resources Plan (2011)	FC	To meet Test of Soundness consistency (C1) and to reflect change since deposit	Minor factual and clarification change, no further SA/SEA required. However additional wording has been added to the SA/SEA and HRA Reports.	-
15/FC	Ch 3, Key	Amend 3.28 to read "The predominance of	FC	To improve clarity in	Minor factual and	-

	economic, social & environmental trends and issues	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 CCW*." New Footnote * "Definitive information on nature designations is available from CCW http://www.ccw.gov.uk/Splash.aspx "		the LDP.	clarification change, no further SA/SEA required.	
16/FC	Ch 3, Key economic, social & environmental trends and issues	Amend 3.29 final sentence to read: "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 2011, which identifies water resources as an issue for part of the County, but identifies proposed solutions."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required. However additional wording has been added to the SA/SEA and HRA Reports.	-
17/FC	Ch 4, Vision &	Figure 2, Monitoring outcome 17 amended to read:	FC	To ensure that the	Minor factual and	-

	objectives	'Development does not compromise the favourable conservation status of species and habitats of European significance and wherever possible enhances biodiversity'		Plan is coherent and reflect factual changes since preparation for Deposit.	clarification change, no further SA/SEA required.	
18/FC	Ch 5, LDP Strategy	Amend 5.2 to read: "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."	FC	To improve clarity and remove ambiguity.	Minor factual and clarification change, no further SA/SEA required.	-
19/FC	SP 2 Port & Energy Related Development	Amend 5.9, to read: "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." (see below)	FC	To improve clarity and remove ambiguity.	Policy introduces new spatial areas where SP2 would apply. Significant change requires SA/SEA. See separate SA/SEA of Focussed Changes (and HRA).	SA/SEA
156/FC 161/FC	SP 2 Port & Energy Related Development Site Specific Changes	Map changes to define SP2 area spatially. (See Proposals Maps 04, 31 and Inset Map 2 – Milford Haven, 3 – Pembroke Dock, 3 – Neyland and 7 - Goodwick).	FC	To improve clarity and remove ambiguity.	Policy introduces new spatial areas where SP2 would apply. Significant change requires SA/SEA. See	SA/SEA

					separate SA/SEA of Focussed Changes (and HRA).	
20/FC	SP 3 Employment Land	5.17 Amend to read "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 priority species, their habitats and designated sites. Policy GN 36 also sets out a requirement for mitigation provisions in appropriate cases."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the SA Objectives, no further SA/SEA required.	-
21/FC	SP 4 Promoting retail development	Amend Policy table to include Kilgetty as a Local Retail Centre.	FC	To improve clarity in the LDP and reflect the identification of Kilgetty as a Local Retail Centre in the Background Paper E13.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
210a/FC	SP 4 Promoting retail development Site Specific change	<i>Amend to extend the area designated as Primary Retail Frontage to reflect changes since the preparation of the Deposit Plan.</i> Site Specific Change (Inset Map 8 – Narberth)	FC	To reflect a change in circumstances since the Deposit plan was prepared.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA	-

					required.	
22/FC	SP 5 Visitor economy	Amend text after Policy to read: “Linked key issues: A strong rural and urban economy, Environment, Transport”	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
23/FC	SP 7 Housing requirement	<i>Amend Policy to read:</i> “Provision is made for 7,521 dwellings in the Plan period, to enable delivery of 5,724 dwellings.”	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
24/FC	SP 7 Housing requirement	Amend 5.36 to read: “The LDP housing requirement is derived from Welsh Government's 2008-based household projections. The household projections indicate that a total of 5,724 new homes are required from 2011-2021, at an annual rate of 572 per year. A major driver of the housing requirement is the reduction in the average size of households, and particularly the increase in single-person households. This changing nature of household provision is one aspect of the increasing need for homes.” New Footnotes: “ * Publication post-dated the base date for the Plan”	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

25/MEC	SP 7 Housing requirement	<i>Amend Footnote 49 to read: "Scale and Location of Growth Background Paper (2010) and Scale and Location of Growth, Addendum Paper (2011)"</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
26/MEC	SP 7 Housing requirement	<i>Amend 5.38 to read: "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 7,521 dwellings. This allows for 1,797 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." Insert new footnote to read "Welsh Government</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-

		<i>Household Projections 2008"</i>				
28/FC	SP 8 Affordable Housing target	Amend 5.40 to read: "The LHMA identified an annual shortfall of 1406 affordable homes 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 within the supplementary background paper 'Statement of Housing Need, 2011'."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
29/FC	SP 8 Affordable Housing target	Revised wording to paragraph 5.42, 2 nd sentence 2 "The target provides for affordable homes delivered through various means, including: • 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." <i>New Footnote:</i> * in compliance with PPW (edition 4 2010), paragraph 9.2.16"	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2, and to improve clarity.	Minor factual and clarification change, no further SA/SEA required.	-
29a/MEC	SP 8 Affordable Housing target	Amend 5.42 to read: "5.43 The County Council has undertaken viability	MEC	To improve clarity in the LDP.	Minor factual and clarification	-

		appraisals to establish appropriate thresholds and indicative (percentage) targets for developer provision of affordable housing on site. These demonstrate that 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. 5.44 In the smaller settlements in the settlement hierarchy (those identified as Small Local Villages) all residential development will be for local needs affordable housing⁷. Development in these settlements is likely to take the form of single plot developments or developments of up to 5 units. Proposals for self-build low cost home ownership to meet a local need will be supported in these locations. In Large Local Villages affordable housing on site will be required on proposals of 2 or more units. A small proportion of the affordable housing target is expected to come forward under this approach."			change, no further SA/SEA required.	
30/FC	SP 9 Welsh Language	Revise policy, add 2nd sentence to read: "This may include phasing, signage and / or other appropriate mitigation measures."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA	-

⁷ In line with Technical Advice Note 6, section 4.2 (July 2010)

					required.	
31/FC	SP 9 Welsh Language	Para 5.48, add final sentence "This policy should be read in conjunction with TAN 20 and the Development Sites SPG. The Development Sites SPG identifies where phasing is required for allocations in the Plan. Where an application is for a windfall site which would otherwise fail to comply with criteria 1 of Policy GN1 General Development Policy but would be acceptable if phased, then phasing may be required."	FC	To improve clarity in the LDP and ensure that the Plan complies with Coherence and Effectiveness Test CE4.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
32/MEC	SP 11 Waste	<i>Insertion of new text to start the paragraph 5.50 below criterion b) to read "LDP Policy takes into account the impact of the Wales Waste Strategy ('Towards Zero Waste') on the Regional Waste Plan. In each case the RWP seeks capacity...."</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
33/MEC	SP 11 Waste	<i>Paragraph 5.58 insertion of 'water resources'</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
34/FC	SP 12 The Settlement Hierarchy	Add new Footnote to Hayscastle Cross, Martletwy & Pont Yr Hafod: "In the interests of place-making and to support the vitality and viability of rural communities in north west Pembrokeshire, the villages of Hayscastle Cross and Pont-yr-Hafod are included in the Service Village category. For the same reasons Martletwy in south east Pembrokeshire is included."	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-

35/FC	SP 12 The Settlement Hierarchy	Amend table under 5.61 to remove tick by employment allocations under Narberth.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further SA/SEA required.	-
36/FC	SP 13 Settlement Boundaries	Revise SP13 to read: "Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres, and Service Villages, where appropriate market and local needs affordable housing will be permitted. Within Large Local Villages, Settlement Boundaries are defined indicating where appropriate 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."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
37/MEC	SP 14 Hub Towns	<i>Amend 5.67 end of last sentence to read: "providing opportunities to develop in the leisure, tourism and fishing industries."</i>	MEC	To improve clarity and remove ambiguity.	Minor factual and clarification change, no further SA/SEA required.	-
38/FC	SP 14 Hub Towns	Amend 5.69 5th, 6th & 7th sentences to read: "The port at Pembroke Dock connects the area to international trade and is developing as a centre of excellence for marine engineering related employment activity. Developments that seek to draw benefits to Pembrokeshire from these ports are to be welcomed. The Bridge Innovation Centre at the Pembrokeshire Science and Technology	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Minor factual and clarification change, no further SA/SEA required.	-

		Park offers the potential to consolidate and build on the opportunities associated with Pembrokeshire's strategic location and suitability for energy-related development."				
39/MEC		<i>Amend 5.71 3rd sentence to read 'Irish Sea ferry service'</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
40/FC	SP 15 Rural Settlements	Amend para 5.74 to include a new sentence at the end, that reads: "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 adjacent to the settlement boundary."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
41/FC	SP 16 The Countryside	Amend policy text to read: "Within the Countryside development will meet the essential requirements of people who live and work in the countryside whilst protecting the landscape and natural and built environment of Pembrokeshire and adjoining areas, by promoting:"	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
42/FC	SP 16 The Countryside	Revise the beginning of paragraph 5.84 "Pembrokeshire and its wider context, has a range	FC	To improve clarity in the LDP.	Focussed change is consistent with	-

		of important environments and landscapes,..."			the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
43/FC	GN 1 General Development Policy	Criterion 2 Amend to read: "It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
44/FC	GN 1 General Development Policy	Criterion 3 Amend to read "It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park* and neighbouring authorities" Add new footnote that reads: "In accordance with section 62(2) of the Environment Act 1995, as amended."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
45/FC	GN 1 General Development Policy	Deletion of Criterion 5 (Welsh language).	FC	To remove repetition in the LDP – Policy SP9 addresses the	Assessment of Policy would remain	-

				Welsh Language.	unchanged, no further SA/SEA required.	
46/FC	GN 1 General Development Policy	Amend footnote 58 to read " Infrastructure includes power supplies, water, foul and surface water drainage and disposal and telecommunications"	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
47/FC	GN 1 General Development Policy	Deletion of Para 6.5 (Welsh Language).	FC	To remove repetition in the LDP – Policy SP9 addresses the Welsh Language.	Assessment of Policy would remain unchanged, no further SA/SEA required.	
48/MEC	GN 1 General Development Policy	<i>Amend 6.8 final sentence to clarify how the strategy & allocations have taken account of flood risk & relationship of allocations to the DAM zones C1 or C2, to read: "No housing allocations have been identified within C1 or C2 flood zones in the Plan. A small number of other allocations are located within C1 or C2 flood zones. Where allocations are at risk of fluvial or surface water flooding, this is identified within the SPG Development Sites, with requirements establishing the level of information to be provided at application stage."</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
49/FC	GN 3 Infrastructure & New Development	Revise beginning of Policy to read: "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	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of	

		company, then this must be funded by the development, and..."			Policy would remain unchanged, no further SA/SEA required.	
50/FC	GN 3 Infrastructure & New Development	Add additional text to the end of the Policy text to read: "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. Measures to mitigate the impact of a 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: 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) Otherwise in line with the Council's current priorities, and finally, 10) Otherwise in line with any further issues identified by the LDP, or by the local community."	FC	To improve clarity in the LDP and reflect the requirements on soundness test CE4, which seeks reasonable flexibility, to enable the plan to deal with changing circumstances.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
51/MEC	GN 3 Infrastructure &	<i>Revise paragraph 6.21, 2nd sentence: The provision of adequate and efficient facilities,</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification	-

	New Development	<i>including utilities such as water supply; foul and surface water drainage, waste management; power generation and distribution; telecommunications; public transport; open space and community facilities, underpins the delivery of sustainable development within the Plan area.</i>			change, no further SA/SEA required.	
52/MEC	GN 3 Infrastructure & New Development	<i>Revise paragraph 6.22 to insert the term 'air quality' into the final sentence.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
53/FC	GN 3 Infrastructure & New Development	Amend 6.23 2nd sentence to read: "Requirements for contributions could include affordable housing, transportation, physical infrastructure, surface water drainage separation scheme, flood alleviation schemes, Sustainable Drainage Systems"	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
54/FC	GN 4 Resource Efficiency & Renewable & Low-carbon Energy Proposals	Revise 1st sentence of policy: Development proposals should seek to minimise resource demand, improve resource efficiency and utilise power generated from renewable resources.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

55/FC	GN 4 Resource Efficiency & Renewable & Low-carbon Energy Proposals	New paragraph after 6.33: For major development sites, proposals will be expected to consider the potential for re-use of waste heat and power in, for example, district heating networks in line with the conclusion of Background Paper E8 “Renewable Energy Study”.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
56/FC	GN 5 Employment Allocations	Delete Dale Road Hubberston from the allocations table.	FC	To provide more flexibility in terms of the land uses appropriate on this site (but reflecting that waste proposals are no longer suitable). Also, to provide an alternative means of access to an adjacent site. These changes reflect soundness test CE4 – that the plan is reasonably flexible, to enable it to deal with changing circumstances.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
57/FC	GN 5 Employment Allocations	Add a new site ‘Milford Haven Gas Storage Site’ to the allocations table.	FC	To update the Deposit plan’s position to reflect this	Policy introduces an additional allocation for	SA/SEA

				site having newly become available for re-use.	employment. Significant change requires SA/SEA. See separate SA/SEA of Focussed Changes (and HRA).	
58/FC	GN 5 Employment Allocations	Modification of Goodwick EMP034/LDP/01, to remove housing consent, consequential amendment to site area to 0.99ha.	FC	To reflect a change in circumstances (granting of a residential consent on part of the Deposit plan's employment allocation) since the Deposit plan was prepared.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
59/FC	GN 5 Employment Allocations	Add a new site 'Carew Airfield' to the allocations table area totalling 5.6 ha.	FC	To address a local shortfall in employment land provision in the south of the County.	Policy introduces an additional allocation for employment. Significant change requires SA/SEA. See separate SA/SEA of Focussed Changes (and HRA).	SA/SEA
60/FC	GN 7 Mixed-use Allocations	Deletion of allocation MXU/088/01 at Narberth, to reflect planning consent for housing and	FC	To ensure that the Plan is coherent and	Re-assessment of Policy would	-

		commencement since preparation of the Deposit Plan.		reflect factual changes since preparation for Deposit.	remain unchanged, no further SA/SEA required.	
61/FC	GN 7 Mixed-use Allocations	Add a new site 'Dale Road, Hubberston' to the allocations table. Moved from GN5 to GN 7. Update table to read MXU/086/01 Dale Road, Hubberston, 4.64ha.	FC	To provide more flexibility in terms of the land uses appropriate on this site (but reflecting that waste proposals are no longer suitable). Also, to provide an alternative means of access to an adjacent site. These changes reflect soundness test CE4 – that the plan is reasonably flexible, to enable it to deal with changing circumstances.	Policy introduces an additional allocation for mixed use development; however re-assessment of this policy would remain unchanged. No further SA/SEA required.	-
62/MEC	GN 12 Town Centre Development	<i>Criterion 2 Amend to read "The proposal would not create a concentration of more than a third of non A1 (retail) uses within a Primary Frontage".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
63/MEC	GN 14 Retail Allocations	<i>Amend to include (ha) in the Site Area column of the table.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA	-

					required.	
64/MEC	GN 14 Retail Allocations	<i>Revise GN14 Amend Retail ID for the Old Primary School Site in Fishguard to RT/034/01.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
65/MEC	GN 15 Small Scale Retail	<i>Amend criterion 2 to read "Local Retail Centre".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
66/MEC	GN 15 Small Scale Retail	<i>Amend reference in Paragraph 6.64 to read "Local Retail Centre".</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
67/FC	GN 17 Self-Catering & Serviced Accommodation	Amend Policy to read: "Proposals for self-catering, serviced or hotel accommodation will be permitted where: A For new developments: either 1) It is within or is well-related to a Town, Service Centre or Service Village; or 2) The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building; B For extensions: The scale and nature of the accommodation, including the extension, would be compatible with its location."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

68/FC	GN 17 Self-Catering & Serviced Accommodation	Revised paragraph 6.71: "Proposals for new self-catering, serviced accommodation or hotel accommodation are considered to be those types of accommodation not currently existing on an application site, whereas extensions are considered to be extensions to the existing use with the same type of accommodation."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
69/FC	GN 18 Touring Caravan & Tent Sites	Amend Policy text to read: "A. New touring caravan and tent sites will be permitted where either: 1. The site is well-related to a settlement identified in the hierarchy as a Town, Service Centre or Service Village; or 2. The site is well-related to a Local Village and will provide a community facility not present within the existing settlement; and in all cases: 3. The site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty. B. Extensions to touring caravan and tent sites will be permitted where the following criteria are met: 1. The enlargement of the area of an approved site would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape; and 2. Increases in touring pitch numbers where the	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

		site is outside the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary out Liberty."				
70/FC	GN 18 Touring Caravan & Tent Sites	Amend 6.74 to read "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...."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
71/FC	GN 18 Touring Caravan & Tent Sites	Amend 6.77 to read "Proposals for the extension of existing sites should demonstrate that an environmental improvement will be achieved both for the site and for its setting. Many existing sites in Pembrokeshire already provide a high quality offer and are operating at capacity. It is often preferable for these sites to expand than for new sites to develop to accommodate demand."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
72/FC	GN 18 Touring Caravan & Tent Sites	Add new para after 6.77 to read "Where proposals relate to increases in pitch numbers or seek to change tent pitches to unit pitches (touring and tent) the Authority will normally expect at least one third of the total number of pitches to remain exclusively for tents. This is to ensure that Pembrokeshire continues to provide a range of accommodation types for visitors."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no	-

					further SA/SEA required.	
73/FC	GN 18 Touring Caravan & Tent Sites	Amend 6.78 the start of this para to read "This policy applies to those sites with planning permission and those with a Certificate of Lawful Existing Use or an Established Use Certificate. '28 day rule' sites or sites operated by 'exempted organisations'; do not fall within the scope of this policy. In all relevant instances it will be a requirement that:"	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
74/FC	GN 19 Static Caravan Sites	Amend Policy text to read: "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 the site is within the Settlement boundary for a defined settlement; : B. The enlargement of the area of an approved site will be permitted where it would achieve a demonstrable overall environmental improvement both for the site and its setting in the surrounding landscape. C. Upgrading of touring pitches to static pitches will be permitted where: 1. The site is well-related to a settlement identified in the hierarchy as a Service Village, Service Centre or Town; or	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

		2. The site is well-related to a Local Village, and will provide a community facility not present within the existing settlement; 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"				
74a/FC	GN 19 Static Caravan Sites	Delete following text from para 6.81: "In some instances wooden chalets can improve the appearance of a site, for example by introducing pitched roofs rather than a flat roof."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
74b/FC	GN 19 Static Caravan Sites	Amend 6.82 to read: In some instances wooden chalets can improve the appearance of a site. The chalets must not be larger than the legal definition of a caravan and proposed changes will only be supported where the proposal is deemed acceptable in terms of landscape impacts and appropriate screening methods have been devised.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
75/FC	GN 22 Marinas	6.90 Amend to read: "Policy GN 36, Protection and Enhancement of Biodiversity, will be particularly relevant to any	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives	-

		marina proposals with potential to impact on internationally or nationally important sites, in particular the Pembrokeshire Marine SAC, Cardigan Bay SAC and Carmarthen Bay and Estuaries European Marine Site."			and strengthens the Policy, assessment of Policy would remain unchanged, no further SA/SEA required.	
76/MEC	GN 23 Prior Extraction of the Minerals Resource	<i>Add new paragraphs after 6.94 to read (moved from GN26):</i> <i>"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.</i> <i>Policy GN 36 will be particularly relevant to proposals for mineral working in mineral safeguarding areas on which there are nature conservation designations. The designations are therefore likely to preclude any future working of the mineral resource beneath the protected sites, in spite of the safeguarding.</i> <i>There are only a few LDP allocations within the safeguarding zones for the mineral resource and in these rare instances the allocation will take precedence over the safeguarding requirement. However, in accordance with the policy on Prior Extraction, it will be expected that the mineral resource at such sites will be extracted before development commences wherever feasible."</i>	MEC	To improve clarity in and remove ambiguity from the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

77/FC	GN 24 Minerals Working	Change to criteria 1 & 2, to add "In the case of non energy minerals" to the beginning.	FC	To reflect National Policy and thereby ensure consistency with soundness test C2.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
158/FC	Site specific Change	Amend Bolton Hill Quarry Site and Buffer Zone to reflect recent permission. (Proposals Map 26 and Inset Map 10 - Johnston)	FC	To correct drafting errors in the Deposit LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
165/FC	Site specific Change	Amend Slade Hall Quarry and associated buffer to reflect planning permission 10/0440/MN . (Inset Map 1 – Haverfordwest)	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Focussed change reflects planning permission already granted and is consistent with the SA Objectives, assessment of Policy would remain unchanged, no	-

					further SA/SEA required.	
78/FC	GN 26 Buffer Zones Around Mineral Working Sites	6.101 revised sentences 6 /7: "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.."	FC	To reflect National Policy and thereby ensure consistency with soundness test C2.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
79/MEC	GN 26 Buffer Zones Around Mineral Working Sites	<i>Delete 6.103-6.105 (moved in part to GN 23)</i>	MEC	To improve clarity in and remove ambiguity from the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
80/MEC	GN 27 Residential Development	<i>Add as last sentence to the paragraph 6.106 "The release of small sites as an "exception" to general housing provision is addressed in Policy GN 30."</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would	-

					remain unchanged, no further SA/SEA required.	
81/MEC	GN 28 Residential Allocations	<i>Insert headings identifying to which level of the settlement hierarchy allocations belong, together with sub-totals indicating the number of units allocated at each level.</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
82/FC	GN 28 Residential Allocations	HAVERFORDWEST - HSG/040/00273 Slade Lane North. Amend allocation number to reflect the number of dwellings that should be developed during this plan period: 48 (459*).	FC	To improve clarity in the LDP.	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
83/FC	GN 28 Residential Allocations	MILFORD HAVEN - HSG/086/00129. Amend site name from ' Steynton Greenmeadow' to 'Beaconing Field' to conform to name used for	FC	To improve clarity in the LDP and to correct a drafting	Minor factual and clarification change. Policy	-

		application purposes and improve clarity and amend site area to 4.54 ha.		error in the Deposit Plan by including the full area of a planning permission site.	introduces small increase to housing site area. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
84/FC	GN 28 Residential Allocations	MILFORD HAVEN - HSG/086/00226 Steynton Myrtle Hill. Delete this site to reflect a planning permission granted and commenced since preparation of the Deposit LDP. Amend settlement boundary to reflect area of planning application for this site (08/0062/PA).	FC	To update the Deposit plan's position to reflect the implementation of the permission on this site and to ensure the full application site is within the settlement boundary.	Policy introduces the deletion of a housing site to reflect a planning permission granted and commenced. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged as the housing will still be available, no further SA/SEA required.	-

85/FC	GN 28 Residential Allocations	MILFORD HAVEN - HSG/086/00318 Castle Pill. Amend to include a small additional area of land. Site area will increase to 3.05 ha.	FC	To correct a drafting error in the Deposit plan.	Policy introduces small increase to housing site area. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
86/FC	GN 28 Residential Allocations	FISHGUARD - HSG/034/00215 Maesgwynne Farm. Amend to reflect the area of the outline planning permission 07/1454/PA to rectify a minor drafting error. Site area will increase to 13.24 ha.	FC	To rectify a minor drafting error.	Policy introduces small increase to housing site area in line with planning permission. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
87/FC	GN 28 Residential	ABERCYCH - Delete Housing Allocation HSG/001/LDP/01.	FC	To ensure that the Plan complies with Coherence and	Policy introduces the deletion of a	-

	Allocations			Effectiveness Test CE2.	housing site to reflect objections to allocation and new information which identifies significant constraints. The site remains in the settlement boundary with development still possible but limited due to highways constraints. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
88/FC	GN 28 Residential Allocations	BLAENFFOS - HSG/006/0003 Adjacent to Hafod. Amend to delete part of allocation. Consequently allocation has a reduced size of 0.93 ha, reduced number of minimum dwellings to 10.	FC	To conform with soundness test CE2 requiring (amongst other things) that allocations are realistic and appropriate. The	The change is prompted by significant objections including the scale of the allocation in	-

				response to the Deposit allocation has identified significant constraints.	terms of the number of dwellings and loss of amenity open space and impact on biodiversity. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
89/FC	GN 28 Residential Allocations	HUNDLETON - HSG/046/00015 East of Bentlass Road. Reduce minimum number of units to 31 over 1.26ha to allow a density of 25dha	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic	The change is prompted by an error in the Plan. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
90/FC	GN 28 Residential	<i>JEFFREYSTON - HSG/047/LDP/01 Rear of Beggars Roost & Sunny Side. Amend dwelling</i>	FC	To ensure that the Plan is coherent and	Policy introduces small increase to	-

	Allocations	<i>requirement to 18 over 0.9ha, to reflect an error in open space requirement.</i>		reflect factual changes since preparation for Deposit.	housing site numbers. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
91/FC	GN 28 Residential Allocations	LLANGWM - HSG/063/00024 Opposite The Kilns. Amend allocation number to reflect the number of dwellings that should be developed during this plan period: 25 (75*).	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic in terms of the plan's strategy. This site will be delivered over the lifetime of more than one plan.	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-

92/FC	GN 28 Residential Allocations	MAENCLOCHOG - HSG/081/LDP/01 North West of the Globe Inn. Amend allocation number to reflect the number of dwelling that should be developed during this plan period: 30 (58*).	FC	To conform with soundness test CE2, by indicating a dwelling total that is realistic	Policy introduces decreased provision at the site. The change is prompted by the number of units which could be built within the plan period. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
93/FC	GN 28 Residential Allocations	MILTON - HSG/087/LDP/01 West of Milton Meadows. Delete Housing Allocation. (Map 79)	FC	To conform to soundness test CE2, requiring (amongst other things) that allocations are realistic and appropriate. The response to the Deposit allocation has identified significant constraints.	The change is prompted by significant objections including water quality, sewerage capacity, and proximity to the National Park. Focussed change is consistent with the SA Objectives,	-

					assessment of Policy would remain unchanged, no further SA/SEA required.	
94/FC	GN 28 Residential Allocations	<i>PENTLEPOIR - HSG/099/LDP/01 Land adjacent to Coppins Lodge. Amend dwelling requirement to 35 dwellings over 1.68ha, to reflect an error in open space requirement.</i>	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site numbers. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
95/FC	GN 28 Residential Allocations	PONT-YR-HAFOD - HSG/103/LDP/01 Land Opposite School. Delete allocation and amend settlement boundary to exclude land.	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2. The allocation is no longer considered appropriate because of its proximity to an established livestock unit which is a polluting or	The change is prompted by the distance from other polluting or potentially polluting issues. Sufficient flexibility exists within the identified settlement boundary and	-

				potentially polluting issue.	through current consents to provide alternative housing to meet need. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
96/FC	GN 28 Residential Allocations	PUNCHESTON – HSG/108/LDP/01 Opposite Bro Dewi. Amend dwelling requirement to 6 dwellings over 0.39ha.	FC	To conform to soundness test CE2, requiring (amongst other things) that allocations are realistic and appropriate.	The change is prompted by an objection to the proposed number of units on the site which is considered too dense and out of character with the surrounding development. Focussed change is consistent with the SA Objectives, assessment of	-

					Policy would remain unchanged, no further SA/SEA required.	
97/FC	GN 28 Residential Allocations	ROBESTON WATHEN - HSG/113/LDP/01 South of Robeston Court. Amend dwelling requirement to 14 dwellings over 0.63ha, to reflect an error in open space requirement.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site numbers. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
98/FC	GN 28 Residential Allocations	ST FLORENCE - HSG/123/LDP/01 North of Parsons Green. Amend to include frontage land onto Parson Green, allocate for 26 houses over 1.17ha.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site area. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA	-

					required.	
99/FC	GN 28 Residential Allocations	TEMPLETON - HSG/132/LDP/01 South of the Boars Head Junction. Amend dwelling requirement to 28 dwellings over 1.13ha, to reflect an error in open space requirement.	FC	To ensure that the Plan is coherent and reflect factual changes since preparation for Deposit.	Policy introduces small increase to housing site area. Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
100/MEC	GN 28 Residential Allocations	<i>Amend footnote to the table to read "This indicates sites that will not be wholly developed during the plan period. Further information is contained in SPG on Development Sites"</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
101/FC	GN 29 Local Needs Affordable Housing	Revise policy wording GN.29 Local Needs Affordable Housing Provision Local needs affordable housing will be a requirement: 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.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
102/FC	GN 29 Local Needs Affordable	Amend 6.117 to read: "The expected percentage of affordable homes on	FC	To improve clarity in the LDP and to	Focussed change is consistent with	-

	Housing	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 need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.		ensure that the Plan complies with Coherence and Effectiveness Test CE2.	the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
103/MEC	GN 31 Specialist & Supported Accommodation	<i>Delete duplicate 'extension' from 6.124</i>	MEC	To rectify a drafting error.	Minor factual and clarification change, no further SA/SEA required.	-
104/FC	GN 32 Gypsy Traveller Sites &	Split GN 32 into 2 separate Policies. New "GN.32a Gypsy Traveller Sites and Pitches Allocations.Land	FC	To improve clarity in	Focussed change is consistent with	-

	Pitches Policy	is allocated for additional Gypsy Traveller accommodation at: Site area (ha) Indicative number of pitches Reference number Catshole (Castle) Quarry 0.39 8 GT/095/001 Kingsmoor Common, Kilgetty 0.78 15 GT/050/001		the LDP.	the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
105/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	New paragraph to accompany new Policy GN32a to read: "Pembrokeshire has the greatest number of authorised gypsy traveller sites of any Local Authority in Wales. Most of these sites are owned and run by the Local Authority but some private authorised sites also exist. The Pembrokeshire Gypsy Traveller Accommodation Need Assessment (2010) demonstrated need for additional pitches to be provided over the course of the first five years of the Plan period. Allocations have been identified to meet this need. The Assessment identified no need for transit pitches over the same period. Should monitoring reveal any further shortfalls, then the Council will identify suitable sites for this type of development."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
106/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend Policy to read: "GN32b Gypsy Traveller Sites and Pitches. Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will be permitted where it is demonstrated that the proposed development:	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would	-

		1. cannot be accommodated on an existing authorised site; 2. is accessible to existing community, social, educational and other facilities; and 3. Is sensitively sited in the landscape and satisfactory landscaping is provided."			remain unchanged, no further SA/SEA required.	
107/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete Withybush Gypsy Traveller Extension site. (Proposals Map 21)	FC	To ensure that the Plan complies with Coherence and Effectiveness Test CE2. The allocation is no longer considered appropriate.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
108/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete 6.125-6.126 (moved to GN 32a)	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
109/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete 6.127-6.128	FC	To ensure that the LDP complies with Consistency Test C2.	Focussed change is consistent with the SA Objectives, assessment of	-

					Policy would remain unchanged, no further SA/SEA required.	
110/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend 6.129 to read "Proposals for new sites or extensions to existing sites must have good access to services, particularly essential services such as primary schools or doctors' surgeries."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
111/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Amend 6.130 to read "Site design must combine a layout which will meet the needs of the inhabitants of the site, meet standards for pitch separation and screen the visual impact of the development on the landscape."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
112/FC	GN 32 Gypsy Traveller Sites & Pitches Policy	Delete footnote 102.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would	-

					remain unchanged, no further SA/SEA required.	
113/FC	GN 33 Community Facilities	Amend footnote 103 to include cinemas and theatres in the list of Community Facilities.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
114/FC	GN 33 Community Facilities	HAVERFORDWEST - CF/040/003. Amend allocation for extension to site area for St Marks VA School: enlarge site area to 0.72ha.	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE4.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
115/FC	GN 33 Community Facilities	Deletion of Replacement Primary School Allocation in Haverfordwest CF/040/04.	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE1.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain	-

					unchanged, no further SA/SEA required.	
116/MEC	GN 34 Protection & Creation of Outdoor Recreation Areas	<i>Amend footnote 104 to delete words "the Proposals Map and.....".</i>	MEC	To correct a drafting error.	Minor factual and clarification change, no further SA/SEA required.	-
117/FC	GN 34 Protection & Creation of Outdoor Recreation Areas	Amend paragraph 6.140 replace "Proposals Map" with "Inset Maps".	FC	To correct a drafting error.	Factual and clarification change, no further SA/SEA required.	-
	GN 34 Protection & Creation of Outdoor Recreation Areas Site Specific Changes	See inset maps for site specific changes	FC	To ensure that the allocations logically flow from the strategy and comply with Coherence and Effectiveness Test CE1.	Focussed changes are consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
118/MEC	GN 35 Protection of Open Spaces with Amenity Value	<i>Amend footnote 105 to delete words "the Proposals Map and.....".</i>	MEC	To correct a drafting error.	Minor factual and clarification change, no further SA/SEA required.	-
	GN 35 Protection	See inset maps for site specific changes	FC	To ensure that the	Focussed	-

	of Open Spaces with Amenity Value Site Specific Changes			allocations logically flow from the strategy and comply with Coherence and Effectiveness Test CE1.	changes are consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
119/FC	GN 36 Protection & Enhancement of Biodiversity	Insert at front of policy: "All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity."	FC	To improve clarity and remove ambiguity.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
120/MEC	GN 36 Protection & Enhancement of Biodiversity	<i>Revised footnote 106: Welsh Government: Planning Policy Wales (Edition 4, February 2011), Chapter 5 and Technical Advice Note 5 Nature Conservation and Planning 2009</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
121/MEC	GN 36 Protection & Enhancement of Biodiversity	<i>Revised footnote 107: CCW LANDMAP and Protected Sites Maps, Phase 1 Habitats Survey data and the West Wales Biodiversity Information Centre geodatabase of species records and habitat information</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
122/FC	GN 36 Protection	6.148 Amend final sentence to read "Development	FC	To improve clarity	Focussed change	-

	& Enhancement of Biodiversity	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." Add 2 new footnotes to read *"Alone or in combination with other plans or projects" and **"TAN 5, Nature Conservation and Planning, Section 6.3"		and remove ambiguity.	is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
123/FC	GN 36 Protection & Enhancement of Biodiversity	Revise 6.150, 2nd Sentence "The LBAP identifies priority species and habitats..."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
124/FC	GN 37 Protection & Enhancement of the Historic Environment	Amend Policy to read: "Development that affects sites and landscapes of architectural and/or historical merit...."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no	-

					further SA/SEA required.	
125/MEC	GN 37 Protection & Enhancement of the Historic Environment	<i>Insert new footnote to Para 6.152, 3rd Sentence to read "See Cadw's 'Converting Historic Farm Buildings' (2004) guide for further details."</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	
126/FC	GN 38 Transport Routes & Improvements	Add new text to front of Policy: "Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied: a) the choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and c) In the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and d) In the case of roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or villages'."	FC	To provide a basis for evaluation of transport network improvement proposals across the plan area, thereby ensuring the plan satisfies soundness test C2 that the policy framework is realistic and appropriate.	Focussed change introduces new policy wording. Significant change requires SA/SEA. See separate SA/SEA of Focussed Changes (and HRA).	SA/SEA
127/FC	GN 38 Transport	Insert new criteria 16 & 17 County Council	FC	To update the plan	Focussed change	SA/SEA

128/FC	Routes & Improvements	programmed highway schemes that read "16. Haverfordwest to Narberth Shared Use Path" and "17. Haverfordwest Sustainable Town Centre Project".		by including two schemes that have emerged since the Deposit plan was prepared and that are likely to be implemented during the lifetime of the plan.	introduces new policy wording and transport routes. Significant change requires SA/SEA. See separate SA/SEA of Focussed Changes (and HRA).	
129/FC	GN 38 Transport Routes & Improvements	Amend 6.156 to read: "This policy provides a criteria-based approach to evaluation of new transport schemes and identifies major proposals in the Regional Transport Plan relating to the plan area, together with a smaller number of County Council schemes which are also likely to be implemented within the plan period. Where known the safeguarded routes / sites are shown on the Proposals Map and programme information* is shown at Appendix 5". New footnote to read *in accordance with TAN 18, Transport, paragraph 2.8	FC	To improve clarity in the LDP, to provide a link to the new Appendix 5 (which sets out additional information about programming of policy GN38 transport schemes) and to cross-reference Welsh policy.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
159/FC	Site Specific Change	Amended safeguarded line for the Northern Distributor Network - Bulford Road link (Johnston to Tiers Cross). (Proposals Map 26 and Inset Map 10 –	FC	To update the Deposit plan, by showing the latest alignment of this road improvement scheme.	Focussed change is consistent with the SA Objectives, assessment of Policy would	-

		Johnston, 56 – Tiers Cross)			remain unchanged, no further SA/SEA required.	
160/FC	Site Specific Change	Amended safeguarded line Blackbridge Access Improvement / Waterston Bypass. (Proposals Map 31)	FC	To update the Deposit plan, by showing the latest alignment of this new road scheme.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
130/FC	GN 39 New Waste Management Facilities	Delete the Kilgetty allocation 'Civic amenity site and waste transfer station Land at Kingsmoor Common, Kilgetty 3.20 WST/LDP/050/01'	FC	To update the Deposit plan, reflecting that the Council (the landowner and prospective developer) no longer intends to pursue this proposal.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
131/MEC	GN 39 New Waste Management Facilities	<i>Amend Petro plus/dragon LNG should be EMP/000/00004 (not EMP040/00004)</i>	MEC	To correct a minor drafting error.	Minor factual and clarification change, no further SA/SEA required.	-
132/FC	GN 39 New Waste	Delete the Dale Road, Hubberston allocation 4.64 EMP/086/00002	FC	Proposed to change from employment to	Focussed change is consistent with	-

	Management Facilities			mixed use and a waste allocation is not compatible with the new proposal.	the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	
133/FC	GN 39 New Waste Management Facilities	Delete 6.16	FC	This change is consequential upon deletion of the waste allocation at Kingsmoor Common (see above).	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-
134/MEC	GN 39 New Waste Management Facilities	<i>Additional text to para 6.163 "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"</i>	MEC	To improve clarity in the LDP and ensure conformity with soundness test C1 (having regard to other relevant plans).	Minor factual and clarification change, no further SA/SEA required.	-
135/FC	GN 40 Waste Minimisation, Re-use, Recovery, Composting & Treatment	Amend Criterion 1 of Policy to read: "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: or"	FC	To improve clarity in the LDP by recognising that the criterion should have a wider scope than that presented in the Deposit plan.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain	-

					unchanged, no further SA/SEA required.	
136/MEC	GN 40 Waste Minimisation, Re-use, Recovery, Composting & Treatment	<i>6.172 Additional sentence at end of para: "An environmental permit will also be required*."</i> <i>New footnote to read "** by the Environment Agency Wales"</i>	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
137/FC	Ch 7 Achieving the vision: implementing & monitoring	Add new bullet point to 7.5 to read: Continuing protection and enhancement of biodiversity and landscape	FC	To improve clarity in the LDP.	Focussed change is consistent with SA Objectives particularly SA Objective 18 – Protect and enhance biodiversity. Assessment would remain unchanged and no further SA/SEA required.	-
138/FC	Ch 7 Achieving the vision: implementing & monitoring	Amend 7.6 1 st sentence to read: "The County Council will have a direct development role, in some aspects of plan implementation, where it has statutory responsibilities or permissive powers to provide a service (such as in its role as Local Highway Authority, Local Education Authority and Lead Local Flood Authority)."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives and the assessment would remain unchanged. No further SA/SEA required.	-

139/FC	Ch 7 Achieving the vision: implementing & monitoring	<i>Amend 7.8 to read:</i> “In these circumstances, prospective developers will need to provide the infrastructure required (or a financial contribution towards the cost in the case of off-site works) to allow development to go ahead and must therefore factor the necessary costs into their development finance at an early stage.”	FC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-
140/FC	Ch 7 Achieving the vision: implementing & monitoring	Add new sentence at end of 7.8 to read: “Where unprogrammed improvements to drainage systems are required to allow development to go ahead, these must be to an adoptable standard.”	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives. The assessment would remain unchanged and no further SA/SEA required.	-
141/MEC	Ch 7 Achieving the vision: implementing & monitoring	<i>Amend 7.18 to read:</i> “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: • Ensure that development takes place in accord with the strategy of the LDP (outcome 1); • Ensure that no additional flood risk arises from development (outcome2); • 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	MEC	To improve clarity in the LDP.	Minor factual and clarification change, no further SA/SEA required.	-

		4); • Provide and secure take-up of new employment² land for port and energy/renewable energy related sectors (outcome 5); • 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 7); • Ensure that town and local centre vibrancy and diversity are maintained and that Haverfordwest's role as a subregional centre is strengthened (outcome 8); • Provide a range of holiday accommodation and attractions are available to meet the different needs of visitors (outcome 9); • 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 10); • Ensure a range of employment sites exist in urban and rural areas (outcome 11); • Ensure that development which would sterilise the safeguarded minerals resource is not permitted (outcome 12); • Ensure that 5,724 new dwellings are provided to deliver 4,274 market dwellings and 1,450				

		<i>affordable dwellings (outcome 13);</i> • <i>Ensure development is sensitive to the needs of language sensitive communities in scale and nature (outcome 14);</i> • <i>Protect existing community facilities and enhance provision (outcome 15);</i> • <i>Maintain landscape quality, diversity and distinctiveness (outcome 16);</i> • <i>Ensure development does not compromise the favourable conservation status of species and habitats of European significance (outcome 17);</i> • <i>Provide waste facilities to meet the County's requirements (outcome 18);</i> • <i>Ensure a flourishing historic and built environment (outcome 19);</i> • <i>Achieve high quality sustainable design (outcome 20)."</i>				
142/MEC	Appendix 1: Glossary of Terms	<i>Delete Appropriate Assessment (AA) definition – now under Habitat Regulation Appraisal (HRA).</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment would remain unchanged, no further SA/SEA required.	-
143/FC	Appendix 1: Glossary of Terms	Amend 'Community Facilities' definition to read "Facilities, usually located within a village or town, which are regularly used by the local community.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA	-

		These can include: shops, public houses, petrol filling stations, doctor's surgeries and other health care facilities, schools, village/community halls, religious buildings, sports halls, leisure centres, cinemas and theatres, community education facilities and small scale community recycling points."			Objectives, assessment would remain unchanged, no further SA/SEA required.	
144/FC	Appendix 1: Glossary of Terms	Amend Gypsies Traveller definition to reflect the WAG Circular 30/2007 definition as "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE3.	Minor factual and clarification change, no further SA/SEA required.	-
145/FC	Appendix 1: Glossary of Terms	Amend Habitat Regulation Appraisal definition and include reference to AA within HRA definition. "HRA is required under the European Directive 92/43/EEC and is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of implementing a plan or policy 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	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment would remain unchanged, no further SA/SEA 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."				
146/FC	Appendix 1: Glossary of Terms	Amend 'Leisure Routes' to read "Paths and routes for recreational movement by non-motorised means, including cycle paths, and Public Rights of Way (for instance footpaths and bridleways), waterways and rivers."	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment would remain unchanged, no further SA/SEA required.	-
147/MEC	Appendix 1: Glossary of Terms	<i>Natural Heritage - Amend to read "This is the historic legacy of natural environment, including places, objects and intangible attributes encompassing the countryside and natural environment (species and habitats)".</i>	MEC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment would remain unchanged, no further SA/SEA required.	-
148/FC	Appendix 1: Glossary of Terms	Service Infrastructure - Amend to read "Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, waste water treatment facility, education and	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives,	-

		health facilities".			assessment would remain unchanged, no further SA/SEA required.															
149/FC	Appendix 1: Glossary of Terms	SSSI - Amend to read “A national site designated for its special scientific interest in terms of its flora, fauna, or geological or physiographical features”.	FC	To improve clarity in the LDP.	Focussed change is consistent with the SA Objectives, assessment of Policy would remain unchanged, no further SA/SEA required.	-														
150/FC	App 3: Housing Requirement & Supply 2011-2021	Delete the table and notes in Appendix 3 and replace with: Table 1: Housing Requirement 2011-2021 <table><tr><td>Housing Requirement 2011-2021</td><td>Total</td></tr><tr><td>Projected additional households in the Plan area, 2011-2021*</td><td>4,900</td></tr><tr><td>Additional households in the Plan area 2006-2011</td><td>3,400</td></tr><tr><td>Less housing completions 2006-2011</td><td>-3,000</td></tr><tr><td>Total</td><td>5,300</td></tr><tr><td>Plus multiplier for dwellings (X 1.08)</td><td>424</td></tr><tr><td>Total PCC Housing Requirement</td><td>5,724</td></tr></table>	Housing Requirement 2011-2021	Total	Projected additional households in the Plan area, 2011-2021*	4,900	Additional households in the Plan area 2006-2011	3,400	Less housing completions 2006-2011	-3,000	Total	5,300	Plus multiplier for dwellings (X 1.08)	424	Total PCC Housing Requirement	5,724	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE2 – that the policies are realistic and appropriate and are founded on a robust and credible evidence base.	Focussed change is consistent with the SA Objectives and the assessment would remain unchanged. No further SA/SEA required.	-
Housing Requirement 2011-2021	Total																			
Projected additional households in the Plan area, 2011-2021*	4,900																			
Additional households in the Plan area 2006-2011	3,400																			
Less housing completions 2006-2011	-3,000																			
Total	5,300																			
Plus multiplier for dwellings (X 1.08)	424																			
Total PCC Housing Requirement	5,724																			

		2011-2021 Amended Footnote 123 should read: “ * Detailed analysis of population and household projections is set out in the Scale and Location of Growth background paper (2010), supplemented by additional information set out in the addendum paper (2011).”				
151/FC	App 3: Housing Requirement & Supply 2011-2021	Add a second new table to Appendix 3 (new table 2: Housing Supply 2011-2021 below)	FC	To ensure that the LDP complies with Coherence and Effectiveness Test CE2 – that the policies are realistic and appropriate and are founded on a robust and credible evidence base.	This new table provides for an additional 81 dwellings delivered between 2011 and 2021. The additional dwellings have resulted from the number of units for existing proposed allocations being altered. No new allocations have been made and the location of existing proposed allocations has already been screened. Therefore no	-

					further screening is required.	

Reference	Projected Housing Supply 2011 -2021 with Focussed Changes		Urban total	urban %	Rural total	rural %
A	Existing Full and Reserved Matters permissions @ 10th March 2010	2539	1406	55.4	1133	44.6
B	Total units on LDP allocations	4927	3351	68.0	1576	32.0
C	Units on LDP allocations without full/RM permission	4357	2781	63.8	1576	36.2
D	Less units on LDP allocations that will not be delivered during the plan period	489	411	84.0	78	16.0
E	Plus units deleted as LDP allocations because building has commenced	102	102	100.0	0	0.0
F	Net allocated units 2011 - 2021 (C-D+E)	3970	2472	62.3	1498	37.7
G	Windfall capacity	1030	514	49.9	516	50.1
H	Projected windfall capacity (40%) of capacity	412	205.6	49.9	206.4	50.1
I	Projected number of Local Village units	200	0	0.0	200	100.0
J	Projected number of new countryside units plus rural conversions	400	0	0.0	400	100.0
K	Total Housing Supply and Urban/Rural split (A+F+H+I+J)	7521	4083.6	54.3	3437.4	45.7

152/FC	App 4: The Monitoring Framework	Delete Appendix 4 as shown in the Deposit Plan and replace with a new Appendix 4 that is clearer and consistent with the Strategic Objectives and Key Monitoring Outcomes in Figures 1 and 2 of the Plan. The main policies which will achieve each of the objectives are listed in column 3. The majority of indicators remain unchanged. The amended Appendix 4 will read:	FC	To improve clarity in the LDP.	The Monitoring Framework was not assessed in the SA/SEA Report (2011). Therefore there is no need to reassess the new	-

					framework.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
Mitigating and responding to the challenge of climate change	1. Development takes place in accord with the strategy of the LDP. 2. No significant additional flood risks arising from development.	SP1, GN3, GN4	1. Number of major development applications approved contrary to policy GN4. 2. Number of planning obligations agreed against number of relevant permissions granted. 3. Number of planning permissions granted contrary to policy GN3. 4. Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas and otherwise not meeting all the TAN15 tests (paragraph 6.21 – v).*	1. 0% - narrative on any deviation. 2. 100% - narrative on any deviation. 3. 0% - narrative on any deviation. 4. Running total.	Private sector Public sector PCC
<i>Sources of information and frequency of update:</i> • Swift – monitoring of planning applications – ongoing. • Annual County Council monitoring of planning obligations.					
Improving access	3. Development is	SP3,	1. Amount of development	1. 100% completion of	Private sector

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
to goods and services	delivered in line with the settlement hierarchy. 4. Development achieving high standards of resource and energy efficiency with all new dwellings meeting the standards set out in national policy.	SP4, SP10, SP12, GN33	permitted on allocated sites as percentage of Plan allocations and as a percentage of total development permitted. 2. Area of land safeguarded for transport proposals lost to development. 3. Net change as a result of planning permission given for community facilities (area and type) 4. Take-up of safeguarded routes and sites allocated for community facilities matched against expected timescales for development. 5. Number of applications approved contrary to Policy GN33.	allocated sites by 2021. At least one third of the allocations should be permitted by 2015. To ensure accordance with the strategy the percentage of development on allocated sites should be at least 80%. 2. 0% - narrative on any deviation. 3. Positive change. 4. Meet expected timescales – narrative on any deviation. 5. 0 unless justified by policy framework.	Public sector PCC
<i>Sources of information and frequency of update:</i>					

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
Swift – monitoring of planning applications – ongoing.					
Building on the County's strategic location for energy and port-related development	5. Availability and take-up of employment land is secured for port and energy/renewable energy related sectors. 6. 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.	SP2	1. Number of applications and area granted permission within designated areas that comply with Policy SP2. 2. Planning permission granted for employment development on allocated sites within identified port areas (Blackbridge, Milford Haven, Goodwick former Dewhurst factory site and Goodwick Parrog). 3. Number of planning obligations completed. 4. Number of applications permitted contrary to Policy GN3 and/or appeals upheld.	1. Running total. 2. 100% by end of Plan period. Narrative to update on plans or projects emerging. 3. No specified target - rolling total. 4. 0 – narrative on any deviation.	Private sector Public sector PCC Milford Haven Port Authority
<i>Sources of information and frequency of update:</i> - Annual employment land surveys - Swift – monitoring of planning applications – ongoing.					
Supporting the development of the distinctive role of	8. Pembrokeshire's town and local centres are vibrant and diverse.	SP4, SP5, SP12,	1. Number of applications approved contrary to policies SP4, SP14, GN1 (criterion	1. Should be 0	Private sector Public sector PCC

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
Pembrokeshire's towns, especially within the Haven Hub And Regenerating town centres and Sustaining and enhancing the rural and urban economy.	Haverfordwest's role as a sub-regional centre is strengthened.	SP14	1), GN12, GN13, (or appeals upheld where these policies are reason for refusal) (enhance the environment and benefit local communities). 2. Amount of major retail, office and leisure development (sqm) permitted in town centres expressed as a percentage of all major development permitted. (TAN4)* 3. Proportion of allocations in each Centre developed as a percentage of whole. 4. Scale of use classes A1, A2 and A3 unit numbers and floorspace within each of the town centre areas. 5. Number of ground floor vacant units in each of the Town Centres and percentage of vacant units in	2. No specified target – rolling total. 3. 100% by end of Plan period. 33% by March 2016. 4. In proportion to the hierarchy/role.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			comparison with all units. 6. Percentage of vacant floorspace within primary and secondary frontages in each of the Town Centres.	5. <10% 6. None should be significantly higher than others.	
<i>Sources of information and frequency of update:</i> • Annual retail surveys • Swift – monitoring of planning applications – ongoing • Annual employment land surveys.					
Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment.	9. A range of holiday accommodation and attractions are available to meet the different needs of visitors.	SP5	1. Percentage of applications approved contrary to policies SP5, GN16 and GN17, GN18 and GN19 (or appeals upheld where these policies are reason for refusal) (locational requirements) 2. Percentage of visitor economy applications approved contrary to policy GN1(or appeals upheld where this policy is reason for refusal)	1. Less than 10% of total applications approved, with narrative to explain any deviation. 2. Less than 10% with narrative to explain any deviation.	Private sector Public sector PCC

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
<i>Sources of information and frequency of update:</i> Swift – monitoring of planning applications – ongoing.					
Sustaining and enhancing the rural and urban economy	10. New employment and mixed use sites for live/work units are provided in both urban and rural areas and existing sites are safeguarded. 11. A range of employment opportunities exist in urban and rural areas. Development which would undermine the safeguarded minerals resource is not permitted.	SP1, SP2, SP3, SP5, SP6, SP7, SP15, SP16	1. Net employment land supply/development (hectares/ sqm) 2. Rate of development of allocated sites – by type of development and settlement hierarchy 3. Amount of development of allocated sites as percentage of all development over monitoring period by settlement hierarchy. 4. Running comparison of rate of development of strategic/non strategic allocated sites. 5. The extent of primary land won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage	1. No target – running total. 2. 100% by end of Plan period. 33% by March 2016. In proportion with hierarchy. 3. >75% - with narrative to explain any deviation. 4. Narrative. 5. Maintenance of the hard rock and sand and gravel landbanks for the duration of the Plan (to 2021) and for 10 years (hard rock) and 7 years (sand and gravel) beyond the	Private sector Public sector PCC Minerals Operators

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			of the total capacity required as identified in the Regional Technical Statement (MTAN). 6. Number and percentage of appeals dismissed based on the County Council's reason being safeguarding of the minerals resource.	Plan period and commencement of partial review if land bank drops to 12 years (hard rock) or 9 years (sand and gravel). 6. 100% - further investigation if less than 85% in two consecutive years.	
<i>Sources of information and frequency of update:</i> • Annual employment land surveys • Swift – monitoring of planning applications – ongoing. • Minerals landbank monitoring by the Regional Minerals Group (annual with an enhanced survey every 4 years)					
Developing vibrant communities providing a range and mix of homes and local services (See also indicators for Sustaining and enhancing the rural and urban economy)	13. An estimated 5600 new dwellings are provided of which a minimum of 1450 new affordable homes are provided. 14. Development is sensitive to the needs of language-sensitive communities in scale and nature.	SP3, SP4, SP5, SP7, SP8, SP9, SP15, GN31, GN32, GN33, GN34, GN35	1. Housing land supply (TAN1) 2. Annual dwelling completions and commitments. 3. Amount of housing development (dwellings hectares, type and settlement hierarchy) permitted and built on allocated housing sites as a	1. Minimum 5 years housing land supply. 2. Average of 560 new dwellings per year. 3. 100% of allocations should be completed by 2021. One third of applications should be permitted by March 2016. As a total of all housing development permitted, a minimum of 80%	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
	15. Existing community facilities are protected and provision enhanced.		percentage of the total housing allocation and as a percentage of the total housing development permitted. 4. Number and percentage of appeals upheld where the County Council's refusal reasons based on the requirements of the settlement hierarchy are not met by the proposal. 5. The number of net additional affordable and general market dwellings built (TAN2). 6. Average density of housing permitted on allocated sites.	should be on allocated sites. 4. 100% - further investigation required if less than 85% in 2 consecutive years. 5. Running total. 6. Average density of newly constructed housing development across the Plan area to equal or exceed 30 dwellings per hectare – further investigation if average density is less than 25 dwellings per hectare in 2 consecutive years. 7. Running total.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			7. Affordable housing completions and commitments. 8. Number of affordable dwellings with planning permission and number built as a percentage of all new housing with planning permission and built. 9. Number of applications where Policy SP9 is - reason for approval/refusal; Number of applications approved contrary to this policy; and number of appeals against this policy upheld. 10. Number of permissions granted in relevant, identified	8. 145 affordable dwellings per annum consented – further investigation if less than 123 affordable dwellings completed per annum for 2 consecutive years (85% of the target) and affordable housing representing 26% of all new housing built – further investigation if this falls below 20%. 9. Reason for approval/refusal – running total. Contrary to policy – 0 with narrative on any deviation. Appeals less than 1%. 10. Running total.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			communities with condition requiring phasing for Welsh language reason. 11. Number of sites and pitches permitted and completed for gypsies and travellers accommodation. 12. Progress towards take up of allocated sites for gypsies and travellers accommodation. 13. Net change of community facilities. (By area and type) 14. Take-up of sites allocated for community facilities against expected timescales for development. 15. Number of applications	11. Running total. 12. 100% by end March 2016. Commence the necessary deregistration process at the Kilgetty (Kingsmoor Common) site within 2 years of Plan adoption, with further investigation if this does not happen. 13. Positive change. 14. See individual targets. 15. 0 – narrative to explain any	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			approved contrary to policy GN33. 16. Net change in recreational open space created (in hectares).	deviation. 16. 0 or net increase, unless justified by policy framework.	
<i>Sources of information and frequency of update:</i> • Annual joint housing land availability studies (JHLAS) • Swift – monitoring of planning applications – ongoing. • Annual County Council monitoring of new community facilities.					
Delivering design excellence and environmental quality. And Protecting and enhancing the natural and built environment	16. Landscape quality, diversity and distinctiveness is maintained. 17. Development does not compromise the favourable conservation status of species and habitats of European significance. 18. Waste facilities to meet the County's requirements. 19. A flourishing historic and built environment.	GN2, GN3, SP1, SP13, SP16, GN3, GN4, GN36, GN37	1. Number of planning permissions granted contrary to policy GN1, criterion 3. 2. Number of housing permissions within Settlement Boundaries as a percentage of all housing permissions. (Disaggregated Assembly Indicator). 3. Number of permissions approved contrary to policy SP16. 4. Number of affordable housing units permitted on exceptional sites.	1. 0 – narrative to explain any deviation. 2. No specific target, but should respect the Plan strategy to direct majority of development to locations with existing services and facilities. 3. 0 – narrative to explain any deviation. 4. Running total – compare with planned provision through	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
	20. High quality sustainable design.		5. Number of planning permissions on statutory or locally designated nature conservation sites. 6. Amount of Greenfield lost to development (ha) which is not allocated in the Plan. 7. Net change in Open Space as a result of development (ha) which is not allocated in the Plan. 8. Number planning permissions granted contrary to policy GN36. 9. Number of planning permissions granted contrary to policy GN37. 10. Number of applications involving Listed Buildings,	allocation or land within settlements. 5. 0 unless justified within Policy framework. 6. 0 unless justified by policy. 7. Positive gain unless justified by policy. 8. 0 - narrative to explain any deviation. 9. 0 – narrative to explain any deviation.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			SAMs approved contrary to policy GN37. 11. Loss/increase of Listed Buildings or SAMs as a result of development. 12. Area of Biodiversity Action Plan (BAP) habitat lost to new developments and area of BAP habitat created through enhancement schemes associated with new development. 13. Amount of new development (ha) permitted on previously developed land (brownfield, redevelopment and conversions) expressed as a percentage of all development permitted. 14. Amount of waste management capacity permitted expressed as a percentage of the total	10. 0 – narrative to explain any deviation. 11. Running total with narrative. 12. Positive figure with narrative on types of habitats gained and lost. 13. No specific target.	

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
			capacity required, as identified within the Regional Waste Plan (TAN21) 15. Commentary on the capacity of 'out of plan provision' permitted/built and secured through regional procurement arrangements. 16. The capacity (mW) of renewable energy developments permitted. 17. Net change to the number of building on the Buildings at Risk Register.	14. 100% - further investigation if this falls below 80% for 2 consecutive years. 15. No specific target. 16. No target but one may be set for LDP monitoring purposes, using the methodology set out in the WG's recently published Renewable Energy Toolkit. 17. No increase in the number of Buildings on the Register – narrative to inform of changes.	
<i>Sources of information and frequency of update:</i>					

Strategic Objective	Key Monitoring Outcomes	Policies to Achieve This	Indicators	Policy targets and triggers for further investigation	Implementation by
• Annual joint housing land availability studies (JHLAS) • Regional joint procurement contracts. • BAP reporting on the status of habitats of species (as part of the UK BAP reporting process). • CCW monitoring of the condition of designated sites (every 4 years). • Five yearly review of the Buildings at Risk Register. • Swift – monitoring of planning applications – ongoing.					

153/FC	Appendix 5	New Appendix 5 detailing Scheme and programming details for safeguarded transport schemes associated with Policy GN38 – Transport Routes and Improvements Scheme and programming details for safeguarded transport schemes:	FC	To meet the requirements of Welsh guidance, thereby satisfying soundness test C2.	Focussed change is consistent with the SA Objectives, assessment would remain unchanged, no further SA/SEA required.	-

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
Welsh Government Road Improvement Scheme			
1	A40 Llanddewi Velfrey to Penblewin	National priority (1)	Welsh Government Trunk Road Forward Programme Phase 3 scheme Timing – unlikely to be ready to start before April 2014 Funding – Welsh Government
Regional Improvement Scheme			

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
2	Improvement to the A40 west of St. Clears (including dualling, subject to proving the business case)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page 46 – priority 3 scheme Timing – uncertain, but recorded in the RTP as a Trunk Road Priority for SWW, which covers the period 2010 to 2015
Local Road Improvement Schemes			
3	Northern Distributor Network – Bulford Road Link (Johnston to Tiers Cross)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – Detailed design has been completed and a business case for Convergence funding is awaiting acceptance by WEFO with match funding to be provided by PCC.
4	Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)	Regional Transport Plan scheme (3) and to enable LDP development aspirations at Monkton, Pembroke (2)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – no current Regional Transport Plan (RTP) Grant commitment, but feasibility studies have been undertaken
5	Blackbridge Access Improvement and Waterston bypass	Regional Transport Plan scheme (3) and to enable LDP development aspirations at Blackbridge (allocation under policy SP3) (2)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75. Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured for 11/12 to fund WeTAG Stage 2 Study and part fund GRIP study. SWWITCH is also to recommend that the project be included as a priority in the Welsh Government National Transport Plan.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
6	Southern Strategic Route – A477 Nash Fingerpost to Energy Site corridor enhancement	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 71, 73 and 75 Timing – some elements of the scheme are already being implemented, others will follow – the scheme is recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – some elements are already completed, some are under construction, others will be implemented as funding becomes available
Bus and Rail Interchanges			
7	Fishguard (bus focal point)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70, 72 and 74 Timing - uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – no current RTP Grant commitment
8	Goodwick Railway Station (bus / rail interchange) (an inter-modal freight transfer station could be constructed at this site during the plan period, although this is not mentioned in the RTP)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page xv, 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Preparatory Works Grant secured in 11/12 to fund feasibility study into the re-opening of the station.
9	Milford Haven (bus / rail interchange)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70 and 72 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured in both 10/11 and 11/12 to fund WelTAG and GRIP studies.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
10	Pembroke Dock (bus / rail interchange)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70 and 72 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Grant secured in both 10/11 and 11/12 to fund Highway design and GRIP studies. National Station Improvement Plan+ grant application to be submitted in Autumn 2011.
Rail Network Improvements			
11	Clunderwen Railway Station improvement	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales page xv, 75 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – National Station Improvement Plan+ funding for access improvements secured in August 2011 with expenditure required over next three years.
Park and Ride Schemes			
12	Tenby Park and Ride Scheme (possibly with implications for non National Park locations)	Regional Transport Plan scheme (3)	Regional Transport Plan for South West Wales pages xv, 70, 72 and 74 Timing – uncertain, but recorded in the RTP for SWW, which covers the period 2010 to 2015 Funding – RTP Preparatory Works Grant secured for 11/12 to fund 'sustainable access' study for Tenby.
County Council Programmed Highway Schemes (those schemes not included in the RTP for South West Wales)			
13	B.4318 Gumfreston to Tenby Diversion and Improvement, phase 3	Local Transport Planning Activity (3)	LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – the final phase of a partially completed scheme, a small element of which is within PCC's planning area Funding – no current RTP Grant commitment; funding identified from PCC capital programme, and feasibility work is being finalised. Final decision to be made on way forward, based on outcome of feasibility study.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
14	B.4320 Monkton Re-alignment	Local Transport Planning Activity (3)	LDP Candidate Site, submitted by PCC Transportation and Environment Directorate Timing – uncertain, but likely to be within the LDP plan period Funding – no current RTP Grant commitment; scheme on hold pending identification of funding.
15	A.40 High Street to A.487 West Street ('Chimneys' link), Fishguard	Local Transport Planning Activity (3)	Scheme linked to broader town centre regeneration, including a new foodstore. The concept is supported by Welsh Government (the finished road would become part of the trunk road network) to ameliorate highway impacts in the centre of Fishguard. Timing – unlikely to start prior to mid 2012 Funding –. The scheme is to be part implemented by the development work (i.e.: enabling infrastructure linked to the store), with the remainder funding coming from WG.
16	Haverfordwest to Narberth Shared Use Path	Regional Transport Plan scheme (3)	Provision of a walking and cycling route from Haverfordwest to Narberth, connecting to National Cycle Network Route 4 at Haverfordwest, also to Bluestone and the developing Pembrokeshire Trail. Scheme accepted by SWWITCH for inclusion in the RTP project pool for 2012/13 onwards. This allows bids for RTP funding to be submitted. Timing – implementation between 2012 and 2014. Funding – £350,000 cost, plus £25,000 for preparatory works. Possible contribution from Welsh Government (Sustainable Travel Centre Project) and from Rural Development Plan funding for the Pembrokeshire Trail Project. Awaiting RTP funding bid.

<i>Scheme number</i>	<i>Title of scheme</i>	<i>Technical Advice Note (Wales) 18 category</i>	<i>Reference for programming details</i>
17	Haverfordwest Sustainable Town Centre Project	Local Transport Planning Activity (3)	Scheme to improve sustainable access arrangements to and within Haverfordwest, targeting primary origin and destination sites, improvements to the street environment and development of infrastructure to support walking, cycling and public transport. Timing – implementation between 2012 and 2015. Funding – £16.5 million, with a RTP requirement of £1.2 million, with £35,000 required for preparatory works in 2011/12 and £95,000 required for further preparatory works in 2012/13. Possible funding from the Welsh Government's Sustainable Travel Centre Project, also perhaps from section 106 contributions from the Slade Lane housing developments. European and PCC funding might also be available. Awaiting a decision from SWWITCH regarding its addition to the RTP project pool. This project is linked to the Haverfordwest Master Plan of highway and other improvements in the town centre and to the Haverfordwest Sustainable Travel Centre Project.

APPENDIX 7: SA Further Screening of Focussed Changes to Deposit Plan

Sustainability Appraisal / Strategic Environmental Assessment of Proposed Focussed Changes

Pembrokeshire County Council has prepared Focussed Changes to the Deposit LDP. These changes have been reviewed as part of the Sustainability Appraisal process (incorporating Strategic Environmental Assessment). This is to determine whether there are likely to be any significant sustainability effects arising from the changes to the plan. Each of the proposed changes has been screened to determine whether the change is significant and also whether the change would result in significant sustainability effects.

It was noted that most of the changes were minor in nature, for example relating to matters of clarification, text corrections, or addition of detail to the text of the plan policy or supporting justification text. The SA particularly supports the changes to objectives and policies which strengthen the commitment to sustainability. It was, therefore, considered that the majority of the focussed changes were unlikely to have a significant effect beyond those already identified and assessed (SAR October 2009) and that no further SA/SEA work would be required.

However, 5 changes were considered to be sufficiently different that they should be re-considered against the SA Objectives to determine the potential for significant effects. These are assessed below.

- SP2 Port and Energy Related Development – map changes showing where SP 2 will be applied in Fishguard and along the Milford Haven.
- GN5 Employment Allocations – new employment allocation - Former Gas Storage Site, north of St Peter's Road, Milford Haven EMP/086/LDP/02.
- GN5 Employment Allocations – new employment allocation - Carew Airfield EMP/000/LDP/01.
- GN38 Transport Routes and Improvements – new policy wording.
- GN38 Transport Routes and Improvements – new safeguarded transport routes 16 and 17.

The proposed Focussed Changes were appraised using the key:

- ✓ The policy/proposal contributes and/or is compatible with the SA Objective.
- 0 The policy/proposal has no direct relationship with the SA Objective.
- ? It is unknown/unclear whether the policy/proposal contributes to and/or is compatible with the SA Objective.

Assessments also take account, where appropriate, of the impact of any sustainability effects in relation to:

- Negative (adverse), neutral or positive (beneficial) effects
- Direct or indirect
- Short, medium or long term
- Isolated or cumulative
- Reversible or irreversible
- Whether mitigation measures are realistically possible
- Level of uncertainty

SP 2 Port and Energy Related Development

Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development.

Linked key issues: A strong rural and urban economy Infrastructure, Transport and Accessibility

This strategic policy will contribute towards achieving Objective(s): A, C and E

The following General Policies provide more detailed guidance on this strategic policy: GN4, GN6, GN9, GN 22, GN35 - 38 and GN40.

5.9 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 sheltered locations. **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.

5.10 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.

5.11 Fishguard Harbour is primarily a ferry terminal and like Pembroke Dock provides onward connections to the Republic of Ireland.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?

1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Development may improve areas indicated on the spatial maps through regeneration and providing access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may meet the SA Objective and be compatible with it. These locations for employment development are close to housing / potential workforce with significant potential for reducing the need to travel and providing sustainable modes of public transport / infrastructure.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy is compatible with the SA Objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may contribute towards meeting the SA Objective and be compatible with it.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy will meet the SA Objective and be compatible with it. Expansion and development of port areas should increase employment prospects which in turn will improve quality of life.	✓	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the SA Objective and be compatible with it. Any port development should increase employment opportunities in the long term in various professions, supporting a diverse population and potentially a younger population. A development within a port may also help benefit the wider area as well through	✓	✓

	regeneration.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may contribute towards meeting the SA Objective and be compatible with it. There is potential for the development of renewable energy schemes and support for renewable energy schemes, if permitted, within the port areas which would contribute to reducing the impact of climate change. Port related development should consider low carbon technology and development practices that reduce emissions of greenhouse gases, utilise renewable energy technologies and follow sustainable design which in the long term contribute to reducing the effects of climate change.	✓	✓
11. Maintain & improve air quality	The policy may meet the SA Objective. If development can help to reduce greenhouse gas emissions through low carbon development, air quality should benefit in the long term.	✓	✓
12. Minimise the generation of waste & pollution	The policy will meet the SA Objective. If construction is undertaken using low carbon development this should reduce pollution and may minimise waste. If renewable technologies and energy efficiency is promoted the development, in the long term, should also contribute to reducing pollution and waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy will meet the SA Objective. During construction the development could use recycled resources and should incorporate sustainable design and energy efficiency (water and energy).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is a direct relationship between the policy and this objective. Any development within the land/sea interface will have short term negative consequences on the quality of coastal waters. Development should ensure the impacts are minimised. Port development could lead to an	✓	0

	increase in marine traffic which could impact water pollution and water quality.		
15. Reduce the impact of flooding & sea level rise	The policy may indirectly meet the SA Objective. If development encourages sustainable development and renewable technologies it may contribute to reducing the impacts of climate change in the long run. In the short term development could consider incorporating coastal defences and/or enhanced flood protection to help reduce impacts in the local areas.	✓	✓
16. Use land efficiently & minimise contamination	The policy may meet the SA Objective and be compatible with it. Development could be undertaken on brownfield sites or derelict land/buildings within the port areas rather than expanding into adjacent sites.	✓	✓
17. Safeguard soil quality & quantity	The policy and objective are not related.	0	0
18. Protect, enhance & value biodiversity	There is a relationship between the policy and this objective. Development could impact marine habitats in the short term during construction. Also if port development leads to an increase in marine traffic this could impact water quality. Mitigation would be necessary. The spatial area indicates where the policy would apply. Any development of this nature would require project level HRA.	0	0
19. Protect & enhance the landscape & geological heritage	There is a relationship between the policy and this objective. Development may impact the landscape unless carefully designed. GN 22 supports this by specifying that development would be permitted if it does not have a significant detrimental impact on the landscape character of the coast. The spatial maps indicate where the policy will apply. Applications will be assessed on a case by case basis.	0	0
20. Encourage quality	No direct relationship between the		

locally distinct design that complements the built heritage	policy and this objective, although they are compatible. Policies in the LDP would ensure that designs should complement the built heritage.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are related. Any development should enhance the historic environment and be in keeping with its environment.	0	✓

Summary

This policy presents various opportunities to help achieve some of the SA Objectives but it will depend on what development is decided upon and permitted within the spatial areas defined on the maps in the ports of Milford Haven and Fishguard. Development could contribute towards building new cohesive communities, support a diversification in the economy and improve human health and well being by improving the environment. New developments could follow sustainable principles and include renewable technologies to ensure good design. Port developments could help to reduce the impacts of climate change by being resource efficient and supporting energy conservation and renewable energy.

Any new developments will also help support the local economy by providing job opportunities and potentially diversifying the economy.

A potential negative impact of port development is the potential impact on water quality and the marine environment. During construction there could be disruption to marine habitats and an increase in marine activities and traffic could reduce water quality and increase pollution.

Policies in the LDP will ensure any negative impacts are mitigated and minimised. Developments will require HRA at a project level.

GN 38 Transport Routes and Improvements

Improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where the following criteria are satisfied:

a) the choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and

b) Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and

c) In the case of roads, cycleways, multi-use routes and park and ride, the scheme will help to improve road safety; and

d) In the case of roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and

e) In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' needs, not impede the movement of strategic traffic and not undermine retail provision in town centres, local centres or

villages'.

The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation.

Welsh Government Road Improvement Schemes:

1. A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme Regional Improvement Scheme
2. Improvement to the A40 west of St. Clears⁸

Local road improvement schemes:

3. Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross)
4. Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route)
5. Blackbridge Access Improvement and Waterston bypass
6. Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement

Bus and rail interchanges:

7. Fishguard (bus focal point)
8. Goodwick Railway Station (bus / rail interchange)⁹
9. Milford Haven (bus / rail interchange)
10. Pembroke Dock (bus / rail interchange)

Rail network improvements:

11. Clunderwen railway station improvement

Park and ride schemes:

12. Tenby¹⁰

County Council programmed highway schemes¹¹

13. B4318 Gumfreston to Tenby diversion and improvement phase 3
14. B4320 Monkton re-alignment

⁸ including dualling, subject to proving the business case

⁹ there is also a possibility that an inter-modal freight transfer station could be constructed at this site during the plan period, but there is no reference to this in the Regional Transport Plan for South West Wales

¹⁰ possibly with implications for non National Park locations

¹¹ not included in the Regional Transport Plan for South West Wales

15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard¹²			
16. Haverfordwest to Narberth Shared Use Path			
17. Haverfordwest Sustainable Town Centre Project			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy will not directly meet this objective, but they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct relationship between the policy and this SA Objective. The provision of cycleways and multi-use routes will provide opportunities to improve health and well being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy aims to improve transport links in the County, through providing new and improved major and minor roads, rail improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas. Specific schemes have also been safeguarded. Part of the policy will contribute towards sustainable modes of transport however given the geographical nature of Pembrokeshire it would not necessarily reduce the need to travel. Specific schemes have been assessed as part of the Regional Transport Plan and separately in the LDP SA (and HRA) where appropriate.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved	The policy and objective are directly related. Improvements to the transport network will provide	✓	✓

¹² Funding has not yet been identified for the Fishguard scheme, but there is an expectation it could be implemented during the Plan period

access to key services and facilities	residents and visitors access routes and transport services.		
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective via construction jobs and is compatible with it.	✓	✓
9. Support a sustainable & diverse local economy	The policy meets the SA objective and is compatible with it.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy will help to reduce Pembrokeshire's contribution to climate change through the provision of park and ride schemes, an improved rail network and multi-use routes. The contribution to climate change in terms of new roads will be uncertain. The LDP is underpinned by sustainable development therefore developments will be tested against other policies in the LDP. New routes would also require appropriate project level assessments.	✓	✓
11. Maintain & improve air quality	The policy will help improve air quality indirectly by providing park and ride schemes, an improved rail network and multi-use routes.	✓	✓
12. Minimise the generation of waste & pollution	All development will need to ensure that sustainable waste management solutions are used and that any potential adverse effects are mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the plan will ensure this SA Objective is supported.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	The policy includes criteria where land-take is kept to a minimum that is consistent with good design and high quality landscaping. Transport schemes will include measures for minimising contamination.	✓	✓
17. Safeguard soil quality & quantity	The Policy is compatible with the SA Objective. Transport schemes will be	✓	✓

	assessed against all LDP policies.		
18. Protect, enhance & value biodiversity	The Policy is compatible with the SA Objective. Transport schemes would have the potential to affect biodiversity. Transport schemes will be assessed against all LDP policies including GN 36 Protection and Enhancement of Biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	The policy will be assessed against all other policies in the LDP including GN 1 General Development Policy which considers landscape impacts. Geological features are also identified in the LDP as needing protection from development which would damage it.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy includes criteria for design and landscaping. Transport schemes and improvements will also be subject to GN 37 Protection and Enhancement of the Historic Environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy includes criteria for design and landscaping. Transport schemes and improvements will also be subject to GN 37 Protection and Enhancement of the Historic Environment.	✓	✓
Summary The Regional Transport Plan has been developed taking into account sustainability objectives (developed in its own SA/SEA). Potential effects include the impacts that proposals for new and improved transport routes may have on the environment (air quality, surface water run-off, biodiversity (habitats and species) and existing buildings and structures (particularly those of historic or architectural interest)). The policy could lead to greater road usage by means of private transport but there could be benefits if local access is improved and opportunities for sustainable travel enhanced through park and ride, rail links and cycleways and multi-use routes. Assessment against all other policies within the LDP will ensure that impacts are removed and mitigated. There could also be some indirect positive impacts in relation to the social SA Objectives – for instance improved economic prosperity, support for the rural economy, benefits to tourism and benefits to health and well being. The site specific scheme assessments are shown in Deposit SA Report except for Schemes 16 and 17 which are focussed changes and for which assessment is set out below.			

Assessment of land allocations

Key

- ++ Site and SA Objective are compatible and the site will contribute to meeting the SA objective
- + Site is compatible with SA Objective and will make some contribution towards meeting the SA objective
- 0 Site and SA Objective are unrelated neutral impact on the SA objective

- Site and SA Objective are incompatible but the option will only be a minor obstacle in meeting the SA objective
 - Plan option and SA Objective are incompatible and the site will be a major obstacle in meeting the SA objective
 - ? Uncertainty in how the site and SA Objective are related
- All symbols may be combined with other symbols

Site name and ref:		
GN 38 Transport Routes and Improvements		
16. Haverfordwest to Narberth Shared Use Path		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	A shared use path from Haverfordwest to Narberth will contribute positively towards this SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The scheme is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and scheme are directly linked.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The scheme and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The scheme and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The scheme and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The scheme and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The scheme and SA Objective are indirectly related. A shared use path will be beneficial for businesses, including tourism.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The scheme is unlikely to contribute towards this SA Objective directly. The use of the path could potentially contribute to a reduction in greenhouse gases.
11. Maintain and improve	0	The scheme is unlikely to contribute towards this

air quality		SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire. The use of the path could potentially contribute to a reduction in greenhouse gases.
12. Minimise the generation of waste and pollution	0	The scheme and SA Objective are unrelated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The new scheme will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The scheme may be near watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Any drainage from the scheme should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The scheme is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The scheme is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. The route has not been finalised, and ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme is unlikely to impact upon the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The exact location of the shared use path is not specified. The scheme includes a walking and cycling route from Haverfordwest to Narberth and will contribute positively towards health, sustainable travel, and air quality. The scheme would need a project level assessment in terms of protected species and HRA.

Site name and ref:
GN 38 Transport Routes and Improvements
17. Haverfordwest Sustainable Town Centre Project

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a	++	A sustainable town centre project will contribute positively towards this SA Objective.

healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The scheme is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and scheme are directly linked.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The scheme and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The scheme and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The scheme and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The scheme and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The scheme and SA Objective are related. A sustainable town centre project will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	The project will contribute towards this SA Objective directly. The scheme could contribute to a reduction in greenhouse gases.
11. Maintain and improve air quality	+	The scheme is likely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire. The sustainable town centre project could contribute to a reduction in greenhouse gases.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. There are watercourses in Haverfordwest therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The new scheme will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The scheme may be near watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Any drainage from the scheme should not place undue pressure on surface water infrastructure.

16. Use land efficiently and minimise contamination	0	The scheme is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The scheme is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	?	The scheme has the potential to impact upon protected species, and the Cleddau Rivers SAC is in Haverfordwest. The project has not been finalised, and ecological assessments would need to be undertaken along with project level HRA. Policies exist to protect and enhance biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The scheme is unlikely to impact upon the landscape.
20. Encourage quality locally distinct design that complements the built heritage	?	The project should take account of the conservation area and the built heritage in Haverfordwest. Policies are in place to ensure that designs complement the built heritage.
21. Protect, enhance and value the built heritage and historic environment	?	The project should take account of the conservation area in Haverfordwest.
Overall assessment, potential changes and recommendation		The sustainable town scheme will contribute positively to health, sustainable travel, the local economy, the environment in terms of air quality. The details of the project are not specified. The scheme would need a project level assessment in terms of protected species and HRA. Designs would need to ensure that the conservation area and built environment are protected and enhanced.

Site name and ref:

**Former Gas Storage Site, north of St Peter's Road, Milford Haven
EMP/086/LDP/02
(0.68 ha)**

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport.
5. Provide a range of	0	The allocation and SA Objective are unrelated.

high quality housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. The site is brownfield land and contains buried storage tanks.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield land, and contamination may be an issue associated with the previous use. Project level assessments of contamination and any potential remediation would need to be carried out. Policies would ensure that development is

		efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	There is low probability that the land is BMV (Best Most Versatile) under the WAG agricultural land classification.
18. Protect, enhance and value biodiversity	?	The allocated site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is related well to Milford Haven and the allocation of employment sites in the area is a positive effect. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for. Site specific assessment of any potential contamination relating to the previous use of the site would need to be undertaken at a project level.

Site name and ref:

Carew Airfield, Carew Sageston
EMP/000/LDP/01
(5.6 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of	+	The site is close to transport routes and has links to the trunk road.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the aquifer and borehole at Milton. Milford Haven Waterway and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site is primarily brownfield. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	?	There is an aquifer in the area and a borehole at Milton. Suitable measures would need to be implemented to ensure the protection of the aquifer.
15. Reduce the impacts of flooding and sea level rises	-	There is a flood zone to the north and south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Surface water drainage will need to take this into account. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	?	There could be contamination associated with the previous use of the land as an airfield.
17. Safeguard soil quality and quantity	0	The site has been previously used as an airfield.
18. Protect, enhance and value biodiversity	?	The site is 0.7 km from Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity

		resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. Local HRA may be required at the planning stage.
19. Protect and enhance the landscape and geological heritage	0	There are no landscape designations. Policies on design will ensure no adverse affects on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site was previously used for industrial and military use and comprises some unused but maintained buildings. Therefore further development of the site could potentially improve the overall physical appearance of the area. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		The site has good access links, and the allocation of employment sites in the area is a positive effect. Strong policies are in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for. Site specific assessment of any potential contamination on the site would need to be undertaken and investigated at a project level and dealt with as appropriate.

APPENDIX 8: Changes to the Plan

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
VO SP 1 All proposals must deliver sustainable development. This will require proposals to demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised, where possible.	PS SP 3 Sustainable Development All proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised.	Sustainable development was included as part of the objectives for the Plan. IS SP 9 Environmental, social and economic impacts All development proposals must demonstrate how positive environmental, social and economic impacts will be achieved and adverse impacts minimised.	Sustainable development should be the overarching principle of the LDP. Delete reference to 'where possible' – this should be applied in all cases. SP 1 All development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. Text added in LDP to refer to sustainable development as the overarching principle (paragraphs 1.1 and 4.7 of LDP).	-
VO SP 2 An affordable housing target will be set to meet newly arising affordable housing needs	PS SP 4 Affordable Housing An affordable housing target will be set to meet	IS SP 12 Affordable Housing target Approximately 1,200 new affordable dwellings should	SP 8 Affordable Housing Target Approximately 1,450 new affordable dwellings will be	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
and where possible contribute to meeting the backlog of need identified in the Local Housing Market Assessment. Allocated sites on which affordable housing will be negotiated will be in settlements identified in the preferred strategy.	newly arising affordable housing needs and where possible contribute to meeting the backlog of need.	be developed to meet newly arising need between 2011 and 2021, and where possible to contribute to meeting the backlog of need.	provided. The policy now specifies an increased number of affordable dwellings to be provided. The threshold for the provision of affordable housing on residential sites was changed from over 5 in rural and over 10 in urban areas to over 5 in all areas. Or a provision of 25% affordable dwellings.	
VO SP 3 The accommodation needs of Gypsies and Travellers within the plan area, as identified in a Gypsy Needs Assessment, will be provided for.	PS SP 5 Gypsy & Traveller Sites The accommodation needs of Gypsies and Travellers within the Plan area, as identified in a Gypsy Needs Assessment, will be provided for.	IS GN 28 Gypsy Traveller Sites and Pitches Policy Proposals for new permanent or transit gypsy traveller sites or extensions to existing authorised sites will be permitted where all of the following criteria are met: 1. There is a demonstrated need for either permanent or transit gypsy traveller pitches and evidence that the need	GN 32 Gypsy Traveller Sites and Pitches Policy The wording has changed; points 2 and 3 have been combined. The reasoned justification also includes a caveat that visual impacts are screened and the potential impacts on the amenity of any surrounding properties. GN 1 will be crucial for the	See Appendix 6 for proposed focussed change to this policy -

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
		cannot be met on existing authorised sites in Pembrokeshire; 2. The proposed location is within or well related to a settlement; 3. The proposed location is accessible to services; and 4. The site layout is designed to meet the needs of the inhabitants.	determination of proposals in for example in terms of drainage, and landscape impacts. The policy also now allocates extra pitches at three sites.	
VO SP 4 Sufficient employment land to meet the employment requirements of the County will be provided on a mix of strategic and local employment sites in locations identified for development in the Preferred Strategy.	PS SP 6 Employment Land Sufficient employment land to meet the employment requirements of the county will be provided on a mix of strategic and local employment sites in locations identified for development in the Preferred Strategy.	IS SP 10 Employment Land Requirements Land is provided for the development of XXX hectares of employment land on a mix of strategic and local employment sites between 2011 and 2021. IS SP 3 A strategic site is allocated at Blackbridge, adjoining the Milford Haven Waterway.	SP 3 Employment Land Requirements 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: Blackbridge, Pembrokeshire Science and Technology Park, Pembroke Dock, Withybush Business Park, Haverfordwest, Trecwn.	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			The wording of the policy has changed and a total land area is now specified, the policy was combined with SP3 for a more logical format. Strategic allocations area also listed.	
VO SP 5 Proposals for transport routes and improvements that deliver the emerging Regional Transport Plan for South West Wales will be safeguarded. In particular improvements to road and rail links to the Pembrokeshire ports, to port facilities and to the Pembrokeshire Towns will be supported.	PS SP 7 Transport Improvements Transport routes and improvements that deliver the emerging Regional Transport Plan for South West Wales will be safeguarded.	IS SP 14 Economic accessibility – strategic transport improvements / safeguarding In order to sustain improved economic growth improvements to the existing transport infrastructure are identified on the Proposals Map, to safeguard such routes.	SP 10 Transport Infrastructure and Accessibility Improvements to the existing transport infrastructure that will increase accessibility to employment, services and facilities, particularly by sustainable means, will be approved. Identified improvements to the existing transport infrastructure will be safeguarded. And GN 38 Transport Routes and Improvements see below.	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			The policy was emphasise sustainable transport further, reference accessibility to services and to consolidate VO SP 5 (PS SP 7) and VO SP 6 (PS SP8) into one policy.	
VO SP 6 Proposals for sustainable travel improvements will be supported.	PS SP 8 Sustainable Travel Proposals for sustainable travel improvements will be supported.	Sub-objective to encourage sustainable travel options.	SP 10 above and GN 1, and other specific policies	-
VO SP 7 Non Nuclear Energy Development that contributes to Pembrokeshire's role as a National Centre for Energy supply and production, in particular from renewable energy sources, will be supported.	PS SP 9 Energy Energy developments, in particular from renewable sources, that are appropriate in scale and location, will be supported. Nuclear development will not be supported.	IS SP 21 Energy and Port Related Development Development at Fishguard Harbour, Pembroke Dockyards and Milford Docks will be permitted for port related facilities and infrastructure. Residential, commercial, leisure and recreational uses will also be permitted where they can be shown not to prejudice port activities and practices.	SP 2 Port and Energy Related Development Development at the Ports of Milford Haven and Fishguard will be permitted for port related facilities and infrastructure, including energy related development. And GN 4 and GN 22 see below.	SP2 Port and Energy Related Development map changes defining the areas within which SP2 will be applied in Fishguard and along the Haven. This policy has been defined more explicitly to show its spatial definition. See Appendix 6 and 7 for proposed focussed

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			The policy has been reworded and a new policy developed to include renewable energy as a separate policy (GN 4). A separate marina policy was developed (GN 22) to ensure that proposals can be robustly assessed.	change and assessment.
VO SP 8 Tourism Developments which are in sustainable locations, contribute to the diversity of attractions and do not damage the environment or threaten local communities will be supported.	PS SP 10 Tourism Proposals for tourism developments will be supported provided that they are in sustainable locations, contribute to the diversity and quality of attractions, enhance the environment, and benefit local communities.	IS SP 15 Visitor Economy Proposals for developments relating to the visitor economy will be supported in principle provided that they are in sustainable locations, contribute to the diversity and quality of attractions, enhance the environment and benefit local communities.	SP 5 Visitor Economy 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 the environment and benefit local communities. The policy has been refined minimally as the policy has a strong emphasis on sustainability, quality and	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			enhancing the environment and local communities.	
VO SP 9 The LDP will identify areas with a high percentage of Welsh speakers where mechanisms to ensure development does not have an adverse impact on communities may be required.	PS SP 11 Welsh Language Areas will be identified which have a high percentage of Welsh speakers and manage development to ensure that it will not have an adverse impact on those communities.	IS SP 18 Welsh Language - communities The Welsh language will be protected and supported by managing development sensitively in areas where it has a significant role in the community.	SP 9 Welsh Language Development will be managed sensitively in areas where the Welsh Language has a significant role in the local community. The policy has been reworded for simplicity.	See Appendix 6 for proposed focussed change to this policy.
VO SP 10 The County's natural and built environment and landscape will be protected from inappropriate development and where possible enhanced.	PS SP 12 Environment The county's natural and built environment and landscape will be protected from inappropriate development and where possible enhanced.	IS SP 9 Environmental, social and economic impacts All development proposals must demonstrate how positive environmental, social and economic impacts will be achieved and adverse impacts minimised. AND IS SP 17 Environment and landscape The county's natural and historic environment and landscape will be protected	SP 1 and SP 16 Countryside See SP 1 above, and SP16 The Countryside Within the Countryside development will meet the essential requirements of people who live and work in the countryside whilst protecting Pembrokeshire's landscape and natural and built environment, by promoting: 1. Appropriate development	-

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
		from inappropriate development and where possible enhanced.	which minimises visual impact on the landscape and respects the natural and built environment; 2. Enterprises for which a countryside location is essential; 3. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment; and 4. The re-use of appropriate existing buildings. The policy is now covered by SP 1 Sustainable Development above. SP 17 also addresses development in areas outside settlement boundaries therefore allowing for greater protection within the countryside from	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			inappropriate development, but still meeting the needs of those people who do need to live and work in the countryside.	
VO SP 11 Mineral and waste sites and resources will be provided and/or safeguarded in accordance with the Regional Technical Statement for Minerals and the South West Wales Regional Waste Plan.	PS SP 13 Minerals and Waste Mineral and waste sites and resources will be provided and/or safeguarded in accordance with the Regional Technical Statement for Minerals and the South West Wales Regional Waste Plan.	IS SP 16 Minerals Known reserves of coal and aggregates (the latter including sand and gravel and hard rock) will be safeguarded and a contribution made to the regional demand for a continuous supply of minerals. AND IS SP 19 Waste Sites to facilitate the sustainable management and treatment of waste are provided, to meet identified needs.	SP 6 Minerals A contribution to the national, regional and local need for a continuous supply of minerals will be met by: 1. Maintaining a reserve of hard rock and sand and gravel during the plan period; 2. Safeguarding known resources of coal and aggregates (including sand and gravel and hard rock) from permanent development, except those in settlements; and 3. Safeguarding the landfall locations for marine dredged sand and gravel. SP 11 Waste	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			Production of waste and its impact on the environment will be minimised and the use of waste as a resource maximised, through re-use, recovery for materials or energy and, where this cannot be achieved, safe disposal, using the best practicable environmental option. The policy has developed into two separate policies, one each for waste and minerals. Each of the policies is now more robust, specifically the waste policy (SP 11). This ensures for greater environmental protection.	
VO SP 12 The Retail Hierarchy for Town Centres is as follows: Haverfordwest Pembroke Dock and Pembroke	PS SP 14 Retail – Main Retail Centres The following hierarchy of Main Retail Centres is defined: Haverfordwest	IS SP 13 Promoting Retail Development All new retail and leisure development should be consistent in scale and nature with the size and	SP 4 Promoting Retail Development The retail hierarchy for Pembrokeshire is: Sub-regional Town Centre: Haverfordwest	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
Milford Haven Fishguard Narberth All new retail development should be consistent in scale with the size and character of the Centre and its role in the hierarchy. Town Centre boundaries will be defined for these centres.	Pembroke Dock and Pembroke Milford Haven Fishguard Narberth All new retail development should be consistent in scale with the size and character of the Centre and its role in the hierarchy. Town centre boundaries and policies will be defined for these Centres. Haverfordwest is identified as a sub-regional centre providing the greatest retail offer in Pembrokeshire. Pembroke Dock, Pembroke, Milford Haven, Fishguard and Narberth all have a significant retail offer which is reflected in their designation as Main Retail Centres.	character of the Centre and its role in the retail hierarchy. Proposals which would undermine the Retail Hierarchy will not be permitted. AND IS SP 4 Within the retail hierarchy in the Havens Hub area the following roles exist: 1. Sub regional Town Centre: Haverfordwest 2. Town Retail Centres: Pembroke Dock, Milford Haven, Pembroke. 3. Local Retail Centre: Neyland Town centre boundaries are identified at Haverfordwest, Pembroke Dock, Milford Haven and Pembroke, along with Primary and Secondary retail frontages. Within the retail hierarchy	Town Centre: Pembroke Dock, Pembroke, Milford Haven, Fishguard, Narberth Local Retail Centre: Goodwick, Neyland, Crymych, Letterston, Johnston. All new retail and leisure development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy. Proposals which would undermine the Retail Hierarchy will not be permitted. The policies relating to retail have evolved throughout the plan. The final policy SP 4 is now clearer and relates to a specific retail	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
		in the Fishguard and Goodwick Hub the following roles exist: 1. Town Centre: Fishguard 2. Local Centre: Goodwick Town centre boundaries are identified at Fishguard, along with Primary and Secondary retail frontages. Strategic retail allocations are recognised at XXX.	hierarchy which includes Towns and local retail centres and ensures development is appropriate within the hierarchy. The policy and reasoned justification has also been refined to ensure that proposals are of a scale and nature and character which ensures that the historic environment of Towns is maintained.	
	PS SP 15 Retail – Local Retail Centres Local Retail Centres are identified as: Goodwick, Neyland, Johnston, Crymych, Kilgetty and Letterston. All new retail development should be consistent in scale with the size and character of the Local Retail Centre. New shops which regenerate and increase the vitality and	IS SP 8 Retail provision in the rural areas will be as follows: 1. Town Centre: Narberth, a niche retail centre which will be encouraged to maintain its high quality, small scale shopping provision. 2. Local Centres: Crymych, Kilgetty, Letterston and Johnston are identified as Local Retail Centres. There is evidence to show similar	SP 4 above The policy has been consolidated into one policy to make it more user-friendly.	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
	viability of local centres but which do not undermine the vitality and viability of Main Retail Centres will be supported. These Centres provide an important retail provision to their areas and contain a variety of shops and other services. The retail provision is significantly below that of Main Retail Centres but still plays an important role within the locality.	existing levels of retail provision at Neyland, Goodwick, Crymych and Kilgetty. Letterston and Johnston have slightly lower levels of provision but still currently play a significant retail role for everyday provision. Due to their service centre role and important geographical location Letterston and Johnston are also designated as Local Retail Centres with the intention that appropriate scale retail provision will be encouraged to increase in the settlements over the course of the Plan. 3. Small Retail Centres: All other settlements identified within the settlement hierarchy as service villages or smaller villages and hamlets.		

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
	PS SP 16 The Role of Towns The complementary role of Hub Towns will be developed.	IS SP 2 Within the Havens Hub area provision is made for the development of 2300 new dwellings including a strategic site allocation at Slade Lane.	SP 14 Hub Towns Within the Hub Towns development will encourage sustainable communities and complementary relationships between the Towns by promoting each of the following: 1. Development in locations which support and reinforce the roles of the towns within the Hubs; 2. High quality accommodation that supports diversity in the residential market; 3. Opportunities for new commercial, retail, tourism, leisure and community facilities; 4. Appropriate land uses which are well related to a Settlement Boundary; and 5. Accessibility to services by a range of sustainable	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			modes of transport. The policy has been expanded to be more specific to the areas within the Hub Towns with the emphasis on sustainable communities and the complementary role of towns within the area. This will contribute to a long term sustainable economy and improved facilities for residents and visitors.	
	PS SP 1 Housing Requirement Land will be identified for the provision of 4700 new dwellings over the Plan period (2011 to 2021). These dwellings will be distributed as follows: • Hub towns – approximately 2,350 dwellings • Outside the hub towns distributed according to the	IS SP 11 Scale and Distribution of Housing Land is provided for the development of 4950 new dwellings between 2011 and 2021. Distributed as follows between the urban and rural Pembrokeshire: • Hub towns – approximately 2,475 dwellings, distributed in accordance with the Settlement Hierarchy policy	SP 7 Housing Requirement Land is provided for the development of 5,600 new dwellings. SP 13 Settlement Boundaries Settlement boundaries are defined for hub towns, rural towns, service centres, and service villages, where market and local needs affordable housing will be	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
	settlement hierarchy set out in Chapter 8 of the Preferred Strategy - approximately 2,350 dwellings	• Rural Settlements - the remaining 2,475 dwellings (approx) will be distributed throughout the rural area in accordance with the Settlement Hierarchy policy. AND IS SP 7 Housing will be apportioned according to facilities and services available within the villages, with the most housing going to service centres and service village settlements.	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 local needs affordable housing will be permitted. SP 15 Rural Settlements Within the rural settlements development will encourage sustainable communities and a thriving rural economy by promoting: 1. Development of a scale and nature identified as being appropriate for the settlement. 2. High quality accommodation of tenure(s) appropriate for the	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			settlement. 3. Opportunities for new commercial, retail, tourism, leisure and community facilities. 4. Appropriate land uses which are well-related to a settlement. boundary. 5. Greater accessibility to existing and new services. The policies have been reworded and refined. In relation to SP 15, the policy allows for development within rural settlements to be sustainable and provide for local needs affordable housing. The number of dwellings required has increased as a result of updated household projections based on population projections (WG 2006). The policy now includes the reserved housing figures from PS SP	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			2.	
	PS SP 2 Reserved Housing Land Land will be earmarked and held in reserve for the provision of a further 1300 dwellings after 2016. This land will only be released if monitoring shows that the 4700 dwelling target will be met before the end of the Plan period.			-
		IS SP 20 Energy saving and Renewable Energy Technologies The Council will require new developments to incorporate energy saving and renewable energy technologies where appropriate, in order to promote sustainable development. AND IS GN 48 Renewable and low-carbon energy proposals	GN.4 Resource Efficiency and Renewable and Low-carbon Energy Proposals Development proposals should minimise resource demand, improve resource efficiency and utilise power generated from renewable resources. For all major developments: 1. Developers must show that they have addressed sustainable resource issues, by reference to	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
		Renewable and low-carbon energy proposals will be permitted where the following criteria are met: 1 There would be no significant adverse impact either individually or cumulatively to important landscapes, including those in adjoining Planning Authority areas such as the Pembrokeshire Coast National Park; 2 There would be no significant adverse impact on agriculture (including soils) or forestry; and 3 The proposals are designed in a manner that minimises resource use during construction, operation and maintenance.	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 collocation with energy users and / or carbon capture where feasible. Developments which enable the supply of	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			renewable energy through environmentally acceptable solutions will be supported. The policy has been expanded to include resource efficiency as well as energy saving to ensure that all proposals contribute towards sustainable development. This will have positive impacts on climate change, reducing pressure on water resources and reduce costs for householders. Renewable energy has been emphasised in the Plan policies to contribute more significantly to sustainability. The impacts on landscape will also be minimised through the Plan.	
		IS SP 5 Community Facility allocations are identified at XXX.	GN.33 Community Facilities A The development of new community facilities will be permitted where proposals	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			are located within or are well-related to a settlement. B Extension(s) to an existing community facility will be permitted where the facility is appropriately located to meet the needs of the community it is to serve. C The change of use of a community facility will only be permitted where: Either 1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable; Or 2. A suitable replacement facility is to be made available. D The following sites are allocated for the development of new community facilities:	

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			SEE SITE ALLOCATIONS The policy text has been expanded to ensure that community facilities are adequately represented in the Plan.	
		IS SP 1 Settlement Hierarchy A Settlement Hierarchy is defined which arranges all settlements according to their functional characteristics and provision of services and facilities. Settlement boundaries are defined for Towns, Rural Towns and Service Centres and Service Villages; whereas Villages and Hamlets are named, but not defined.	SP 12 The Settlement Hierarchy A settlement hierarchy is defined on the basis of functional characteristics and availability of services and facilities, as follows: 1. Hub Towns 1a Haven Hub 1b North Pembrokeshire Hub 2. Rural Settlements 2a Rural Town 2b Service Centres 2c Service Villages 2d Large Local Villages 2e Small Local Villages The settlement hierarchy has been put in place to	See Appendix 6 for proposed focussed change to this policy.

Old policy/plan text – Vision and Options (VO) – Nov 2008	Preferred Strategy (PS) – March 2009	Interim Planning Policy Statement (IS) – March 2010	Comments and revised text for Deposit	Comments & revised text, post Deposit, where focussed change is proposed)
			ensure that there are opportunities for a range of development and different land-uses within the Plan. Other policies in the Plan will ensure the sustainability of development within these settlements.	

General Policies were developed in the Interim Planning Policy Statement and the Deposit Plan. Some are related to previous strategic policies. The Deposit Plan post deposit includes focussed changes and the comments and revised text are set out below. The full text of policies can be found in the LDP and the Interim Planning Policy Statement.

Interim Planning Policy Statement – March 2010	Comments and revised text for Deposit (January 2011)	Comments and revised text for Post Deposit (March 2012) (covers only those with focussed changes)
IS GN 1 General Development Policy	GN 1 General Development Policy The policy will be used in conjunction with all of the other Plan policies. The policy has been reworded and now includes reasoned justifications to explain the detail of the policy. This has been done to provide greater clarification and to minimise detrimental impacts upon landscape (including the National Park), the environment including protected habitats and species, and water (e.g. flooding and quality). It also ensures developments contribute to improving the social environment in terms of amenity, health and	See Appendix 6 for proposed focussed change to this policy.

	safety, infrastructure, and inappropriate spatial patterns.	
IS GN 2 High Quality Design for Sustainability	GN 2 Sustainable Design The policy has been reworded to ensure that all aspects of development are sustainable. The policy includes a requirement for sustainable drainage systems, water conservation, sustainable materials, waste management and energy efficiency. Any potential impacts on the environment will be mitigated. As well as contributing significantly to an improved and protect environment, the policy provides for enhancement of the public realm resulting in positive impacts on well being.	-
IS GN 3 Planning Obligations	GN 3 Infrastructure and New Development The policy has been reworded to make it clearer what planning obligations are. Infrastructure is an issue within Pembrokeshire, and the policy ensures that the pressures that new development places on the key infrastructure and services such as sewerage, water supply, energy and waste management, transport and facilities in communities such as open space. The policy allows for greater environmental protection and also ensures that development is not hindered by insufficient infrastructure.	See Appendix 6 for proposed focussed change to this policy.
IS GN 4 Employment Allocations	GN 5 Employment Allocations Allocated sites are proposed under the policy.	GN5 Employment Allocations Additional sites are proposed under this policy: • Former Gas Storage Site, north of St Peter's Road, Milford Haven EMP/086/LDP/02 • Carew Airfield EMP/000/LDP/01 See Appendix 6 for proposed focussed changes.

IS GN 5 Mixed-Use Allocations	GN 7 Mixed-Use Allocations The policy allocates specific sites for mixed-use.	See Appendix 6 for proposed focussed change to this policy.
IS GN 6 New Employment Proposals	GN 6 Employment Proposals The title of the policy has changed. The policy provides for conditions where employment proposals would be permitted.	-
IS GN 7 Mixed use 'live-work' units	See GN 7 above This policy was removed as this would be classed as permitted development.	See Appendix 6 for proposed focussed change to this policy.
IS GN 8 Protection of Employment Sites and Buildings	GN 8 Protection of Employment Sites and Buildings The policy allows for the protection of sites which supports the economic well being of the area.	-
IS GN 9 Extensions to Employment Sites	GN 9 Extensions to Employment Sites No change to the policy.	-
IS GN 10 Farm Diversification	GN 10 Farm Diversification The policy has been reworded. Reference to transport has been removed and included in GN 1.	-
IS GN 11 Town Centre Development	GN 12 Town Centre Development The policy has been worded to ensure that development in town centres is in locations suitable for retail, leisure and commercial development and near sustainable transport links.	See Appendix 6 for proposed focussed change to this policy.
IS GN 12 Major Out-of-town development	GN 13 Major Out-of-town Development The policy allows for the vitality and viability of town centres and local retail centres to be maintained.	-
IS GN 13 Retail Allocations	GN 14 Retail Allocations The policy allocates retail allocations.	See Appendix 6 for proposed focussed change to this policy.
IS GN 14 Small Scale Retail	GN 15 Small Scale Retail The policy wording has been changed to ensure that proposals address the needs of the community.	See Appendix 6 for proposed focussed change to this policy.
IS GN 15 New Visitor Attractions	GN 16 Visitor Attractions and Leisure Facilities The reasoned justification for the policy has been	-

	expanded. The policy ensures that attractions and leisure facilities are in sustainable locations.	
IS GN 16 Self-Catering and Serviced Accommodation	GN 17 Self-Catering and Serviced Accommodation The policy wording has not changed, however the reasoned justification has been expanded to encourage the reuse of existing buildings and re-iterate that GN 1 will ensure that development is at a scale which is appropriate for the location.	See Appendix 6 for proposed focussed change to this policy.
IS GN 17 Touring Caravan and Tent Sites	GN 18 Touring Caravan and Tent Sites The policy was developed to ensure that some areas of the county where there is already a large number of sites are not developed further. The policy ensures that any new sites are sustainable and well-related to settlements.	See Appendix 6 for proposed focussed change to this policy.
IS GN 18 Static Caravan Sites	GN 19 Static Caravan Sites The policy ensures that there are no new static caravan sites. This ensures the protection of the landscape. The policy also allows for the improvement and upgrading of existing sites which will improve the quality of tourism and mitigate existing visual impacts.	See Appendix 6 for proposed focussed change to this policy.
IS GN 19 Site Facilities on Existing Caravan and Camping Sites	GN 20 Site Facilities on Existing Caravan and Camping Sites No change from Interim Policy Statement. The policy allows for improving existing sites in terms of their environmental standards. Sites will need to incorporate sustainable drainage systems, landscaping to maximise biodiversity, using native species.	-
IS GN 20 Seasonal and Holiday Occupancy	GN 21 Seasonal and Holiday Occupancy The policy has been amended to emphasise that new units of holiday accommodation are only permitted	-

	where the use is occupied for holiday use and no other purpose. The reasoned justification for the policy includes detailed caveats to ensure that it does not result in inappropriate and unsustainable permanent dwellings.	
IS GN 21 Marinas	GN 22 Marinas The policy was formed from the expansion of IS SP 21 into SP 2 and to allow for a policy which addresses Marinas separately from port related activities. This ensures that the policy has regard to areas protected for their conservation, including the Pembrokeshire Marine SAC and that development does not compromise important landscapes. A further point was added to the Policy to ensure that proposals will not have a negative impact on those facilities in existing centres.	See Appendix 6 for proposed focussed change to this policy.
IS GN 22 Housing Allocations	GN 28 Residential Allocations The policy allows for allocations for housing.	See Appendix 6 for proposed focussed changes to policy and allocations.
IS GN 23 Residential Development	GN 27 Residential Development The policy has been amended to include affordable housing in more locations, and to ensure residential development is located within a sustainable location identified in the Settlement Hierarchy. Density for new homes are also specified. A caveat has also been added to ensure that where there are infrastructure issues or physical constraints then a lower density of housing would be required.	See Appendix 6 for proposed focussed change to this policy.
IS GN 24 Conversion or Change of Use of Agricultural Buildings	GN 11 Conversion or Change of Use of Agricultural Buildings The policy has been reworded to ensure that the landscape setting is appropriate to the conversion or change of use of employment activities or residential	-

	use. The policy now includes holiday accommodation and live-work units which will allow for a greater protection of traditional buildings which may otherwise be lost and ensures that no major alterations are made to the building.	
IS GN 25 Local Needs Affordable Housing Provision on Allocated & Windfall Sites	GN 29 Local Needs Affordable Housing Provision The policy has been amended to include affordable housing as a requirement on all sites. There is also SPG for affordable housing.	See Appendix 6 for proposed focussed change to this policy.
IS GN 26 Exception Sites for Local Needs Affordable Housing	GN 30 Exception Sites for Local Needs Affordable Housing The policy allows for affordable housing where housing would normally be allowed. This is of significant benefit to those people in need to affordable housing and will allow people to stay in their home communities.	-
IS GN 27 Specialist and Supported Accommodation	GN 31 Specialist and Supported Accommodation	See Appendix 6 for proposed focussed change to this policy.
IS GN 28 Gypsy Traveller Sites and Pitches Policy	See GN 32 Gypsy Traveller Sites and Pitches Policy above	See Appendix 6 for proposed focussed change to this policy.
IS GN 29 Mobile Homes in Open Countryside	National policy addresses mobile homes in the open countryside. The policy SP 16 The Countryside (see above) looks at development within the countryside and GN 19 Static Caravan Sites now applies to new static caravan and chalet sites (see above).	See Appendix 6 for proposed focussed change to this policy.
IS GN 30 Community Facilities	GN 33 Community Facilities	See Appendix 6 for proposed focussed change to this policy.
IS GN 31 Development & Landscaping, Habitat Creation & Enhancement	The policy is now incorporated into SP 1, GN 1, GN 2, and is a requirement in GN 20, GN 24, GN 25, GN 36 and GN 41. This ensures that impacts are considered as part of all developments, and also within those policies which have the potential to impact the visual	See Appendix 6 for proposed focussed change to this policy.

	amenity.	
IS GN 32 Protection and Improvement of the Leisure Network	GN 34 Protection and Creation of Outdoor Recreation Areas GN 35 Protection of Open Spaces with Amenity Value The original policy categorised all open space and outdoor areas as recreation and leisure as one but required a number of clauses and conditions that were not considered to be user-friendly. IS GN 32 was replaced by two policies (GN 34 and GN 35) that better differentiate the contribution that the different types of open spaces make to the environment and communities. The new policies are easier to understand and more obviously relate to clear types of land-use.	See Appendix 6 for proposed focussed change to this policy.
IS GN 33 Protection and Enhancement of Biodiversity	GN 36 Protection and Enhancement of Biodiversity The policy wording has been strengthened to ensure greater protection and enhancement for habitats and species. Specific reference to European and international protected sites in GN 36 and reference to national guidance, national policy and TAN 5 has been made in the reasoned justification for GN 1 and GN 36.	See Appendix 6 for proposed focussed change to this policy.
IS GN 34 Protection of Trees, Hedgerows & Woodland	The policy is now incorporated into GN 1 and GN 37.	See Appendix 6 for proposed focussed change to this policy.
IS GN 35 Protection and Enhancement of the Historic Environment	GN 37 Protection and Enhancement of the Historic Environment The policy has not changed. The reasoned justification for the policy ensures that the historic environment in Pembrokeshire is appropriately protected and enhanced. This also benefits the economy including the visitor economy.	See Appendix 6 for proposed focussed change to this policy.
IS GN 36 Transport Routes and	GN 38 Transport Routes and Improvements	GN38 Transport Routes and Improvements

Improvements	The policy allows for transport routes and improvements to be safeguarded from development.	New policy wording has been added to ensure that improvements to the Transport network (new and improved major and minor roads, rail network improvements, cycleways, multi-use routes, sites for park and ride schemes and roadside service areas) will be permitted where a set of criteria are satisfied. The criteria include minimising impact on the built and natural environment, landscapes and property. This policy is strengthened by requiring keeping land-take to a minimum and promoting good design and high quality landscaping. The policy promotes improvement of road safety and road enhancement. It also supports the economy. Two transport schemes are added to the County Council programmed highway schemes: • Haverfordwest to Narberth Shared Use Path • Haverfordwest Sustainable Town Centre Project
IS GN 37 Recycling Facilities and Civic Amenity Sites	GN 40 Waste Minimisation, Re-use, Recovery, Composting and Treatment The waste policies from the interim policy statement have been consolidated into one policy. Waste management facilities, including specific civic amenity sites and other sites are allocated under GN 39.	See Appendix 6 for proposed focussed change to this policy.
IS GN 38 New Waste Management Facilities	GN 39 New Waste Management Facilities Sites are allocated under the policy for new waste	See Appendix 6 for proposed focussed change to this policy.

	management facilities including an energy from waste plant, civic amenity sites, new in-building handling and treatment of waste.	
IS GN 39 Composting of Organic Material	GN 40 Waste Minimisation, Re-use, Recovery, Composting and Treatment See GN 40 above. The waste policy incorporates a range of the Interim Policy Statement Policies (IS GN 39, IS GN 40, IS GN 41, IS GN 42 and IS GN 43).	See Appendix 6 for proposed focussed change to this policy.
IS GN 40 Recovery and Re-use of Materials, including Waste Transfer - Stations	The policy is now consolidated under GN 40 above	-
IS GN 41 Waste Treatment Facilities	The policy is now consolidated under GN 40 above	-
IS GN 42 Anaerobic Digesters	The policy is now consolidated under GN 40 above	-
IS GN 43 Energy from Waste	The policy is now consolidated under GN 40 above	-
IS GN 44 Energy from Waste plant adjacent to Milford Haven Refinery	The policy is now incorporated under GN 39 above	-
IS GN 45 New in-building facilities for handling and treatment of waste and new open-air waste handling and treatment facilities.	The policy is now incorporated under GN 39 above	-
IS GN 46 Deposit of waste on land	GN 41 Disposal of Waste on Land The policy has been reworded and the order of the criteria changed. Point 1 has been strengthened by ensuring that disposal of waste to land is the only practicable solution.	-
IS GN 47 Processing or disposal of hazardous or special waste/development of specialist waste facilities to treat such waste	The policy is now consolidated under GN 40 above	-
IS GN 48 Renewable and Low Carbon Energy Proposals	The policy is now incorporated in GN 4. This strengthens the policy as it now includes resource	See Appendix 6 for proposed focussed change to this policy.

	efficiency.	
IS GN 49 Renewable Energy for Major Developments	The policy is incorporated in GN 4	See Appendix 6 for proposed focussed change to this policy.
IS GN 50 New Minerals Working	GN 24 Minerals Working The policy has been expanded through the reasoned justification.	-
IS GN 51 Minerals Safeguarding	Minerals safeguarding is covered by Welsh policy requirements.	-
IS GN 52 Recycled Waste Materials and Secondary Aggregates	GN 25 Recycled Waste Materials and Secondary Aggregates The policy has been expanded to include the criteria that waste and secondary aggregates products will be transported by rail and water where feasible which have positive impacts.	-
IS GN 53 Prior Extraction	GN 23 Prior Extraction of the Mineral Resource The policy has not changed.	See Appendix 6 for proposed focussed change to this policy.
IS GN 54 Buffer Zones around Minerals Working Sites	GN 26 Buffer Zones around Mineral Working Sites The policy text has not changed, however the reasoned justification has been improved and now specifically references GN 36 and ensures that conservation designations will be protected.	See Appendix 6 for proposed focussed change to this policy.
IS GN 55 Borrow Pits	The policy was removed as it is not necessary for the LDP.	-
IS GN 56 Minerals Exploration	The policy is now incorporated into GN 24 above	-
IS GN 57 Coal Bed Methane	The policy is now incorporated into GN 24 above	-
IS GN 58 Hazardous Installations	The policy is now consolidated under GN 40 above	-
IS GN 59 New Development involving Hazardous Substances	The policy is now addressed under GN 1 and a separate advisory note will be prepared	-
IS GN 60 Safeguarding	The policy is now addressed under GN 1 and a separate advisory note will be prepared	-
	Development Sites SPG SPG has been provided which details site specific	-

	issues which would need to be addressed. The SPG has been refined throughout its development to ensure that biodiversity is considered for every development site. This has allowed for a greater protection and enhancement for protected species and biodiversity in general.	

APPENDIX 9: Baseline data

Please note that this document is a working document and will be updated periodically.

1. Population

Population facts and figures

The population of Pembrokeshire, excluding areas in the National Park, was 91,589 at the last Census in 2001. The population of the entire County was 114,131 which is 3.9% of the Wales population of 2,903,085.

Table 1: Mid year estimates of population, all Pembrokeshire

Mid Year Estimates	2001	2002	2003	2004	2005	2006	2007	2008	2009
Males	54,386	54,719	55,623	55,810	55,891	56,167	56,601	57,100	57,089
Females	58,672	58,904	59,583	59,743	59,749	59,903	60,172	60,492	60,336
All Persons	113,058	113,623	115,206	115,553	115,640	116,070	116,773	117,592	117,425

Source: Office for National Statistics (Nov 2010)

Table 2: Breakdown of selected age groups (number and percentage), all Pembrokeshire

	2001	2002	2003	2004	2005	2006	2007	2008	2009
0-4	6,703	5272	6,322	6,150	6039	6038	6,191	6,340	6401
	5.9	4.6	5.5	5.3	5.2	5.1	5.3	5.3	5.5
15-29	17,483	17,118	17,440	16,274	17,936	18,435	18,869	19,419	18,795
	15.5	15.0	15.1	14.0	15.4	15.7	16.0	16.3	16.0
65+	21,909	20,929	22,436	23,140	23,387	23,712	24,042	24,565	24,993
	19.4	18.4	19.4	19.9	20.0	20.2	20.4	20.7	21.3
Total	113,058	113,623	115,206	115,553	115,640	116,070	116,773	117,592	117,425

Source: Office for National Statistics (Nov 2010)

Table 3: Population projections (numbers and percentage change) for all Pembrokeshire

Projections	2011	2016	2021	2026	2031
All persons	121,000	125,100	129,000	132,300	134,800
	3%	7%	10%	13%	15%

Source: WG, 2006-based Local Authority Population Projections for Wales

<http://wales.gov.uk/topics/statistics/publications/publication-archive/popprojla08/?lang=en> (Nov 2009)

Table 4: Household projections (number in thousands and percentage change), for all Pembrokeshire and Wales

Projected households	2006	2011	2016	2021	2026	2031	Percentage change 2006-2031
All Pembrokeshire	51.3	54.7	58.1	61.3	64.1	66.5	30%
Wales	1,271.8	1,342.3	1,415.1	1,482.4	1,541.4	1,589.3	25%

Source: WG, 2006-based Local Authority Household Projections for Wales

<http://wales.gov.uk/topics/statistics/publications/hseholdproj06sum/?lang=en>

(Nov 2009)

Table 5: Population projections

Projections	2006	2011	2016	2021	2026	2031
Males	57,629	59,946	61,837	63,312	64,327	64,732
Females	60,280	61,219	61,949	62,490	62,604	62,120
All Persons	117,909	121,165	123,786	125,802	126,931	126,852

Source: Pop Group Model (PCC 2008)

Table 6: Projections by age split

All Persons	2001	2006	2011	2016	2021	2026	2031
0-4	6,703	6,097	6,115	6,284	6,371	6,177	5,842
%	5.9	5.2	5.0	5.1	5.1	4.9	4.6
15-29	17483	18541	20121	20724	19985	19270	18908
%	15.3	15.7	16.6	16.7	15.9	15.2	14.9
65+	21909	23883	26817	30783	33079	35187	37592
%	19.2	20.3	22.1	24.9	26.3	27.7	29.6
Total Pop	114,138	117,909	121,165	123,786	125,802	126,931	126,852

Source: Pop Group Model (PCC 2008)

Table 6a: Projections by age split – Males only

Males	2001	2006	2011	2016	2021	2026	2031
0-4	3531	3263	3266	3357	3403	3300	3122
%	6.4	5.7	5.4	5.4	5.4	5.1	4.8
15-29	8594	9416	10372	11082	11041	10969	10806
%	15.6	16.3	17.3	17.9	17.4	17.1	16.7
65+	9455	10741	12289	14343	15479	16414	17388
%	17.2	18.6	20.5	23.2	24.4	25.5	26.9
Total Males	55039	57629	59946	61837	63312	64327	64732

Source: Pop Group Model (PCC 2008)

Table 6b: Projections by age split – Females only

Females	2001	2006	2011	2016	2021	2026	2031
0-4	3172	2834	2848	2927	2967	2877	2721
%	5.4	4.7	4.7	4.7	4.7	4.6	4.4
15-29	8889	9125	9748	9642	8943	8301	8103
%	15.0	15.1	15.9	15.6	14.3	13.3	13.0
65+	12454	13142	14528	16440	17601	18775	20205
%	21.1	21.8	23.7	26.5	28.2	30.0	32.5
Total Females	59099	60280	61219	61949	62490	62604	62120

Source: Pop Group Model (PCC 2008)

Figure 1: Population Age Pyramid (2005/10 Comparison)
Source: Office of National Statistics

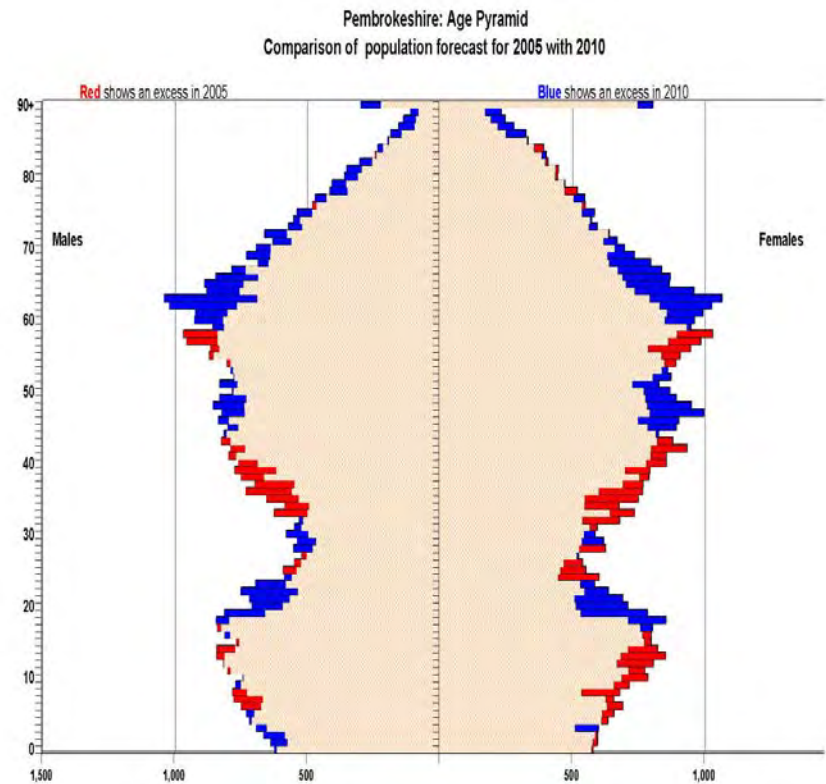
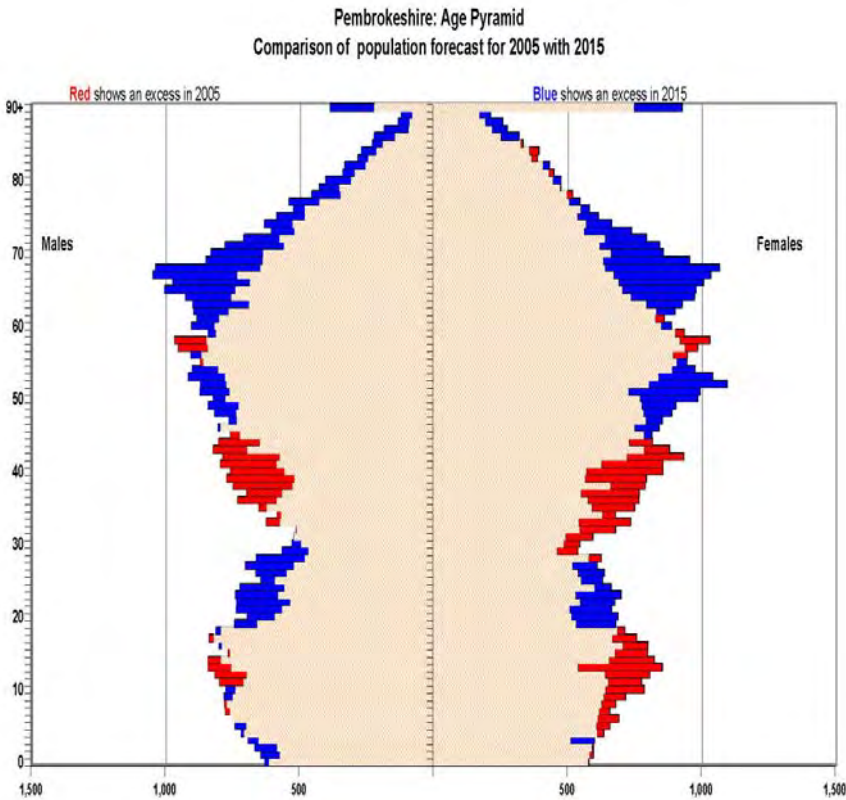


Figure 2: Population Age Pyramid (2005/10 Comparison)



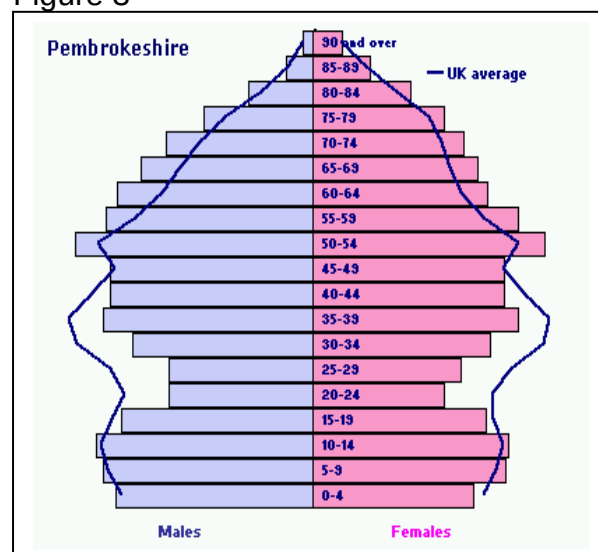
Pembrokeshire has a population of 114,131 (2001 Census) of whom 48% are male and 52% female (though it should be noted the County's population can increase by 100% as a result of summer tourism). This equates to a figure of 69.8 people/km².

Table 7: Age distribution of Pembrokeshire's population, 2001

POPULATION (Number and Percentage) BY AGE, 2001		
Age Band	Pembrokeshire	
	Number	%
0 - 15	23,394	20.5
16 to 74	80,763	70.8
75 and over	9,974	8.7

The age profile shown in Figure 3 below demonstrates that the population is skewed towards the 45 to 74 age range, and away from the 20 to 44 age range compared to the UK average. This is a reflection of the tendency for young people to leave the County to seek higher education and to begin their careers. However, there is anecdotal evidence of these people subsequently returning to the County in later life, often prior to retirement. The proportion of individuals over the age of 65 is already higher than the Welsh average (19.2% compared to 17.39% in 2001, Census 2001).

Figure 3



Source: Office for National Statistics

Life Expectancy

Table 8: Life expectancy in Pembrokeshire and Wales

		Male	Female
1995-1997	Pembrokeshire	74.3	79.7
	Wales	74.0	79.2
1997-1998	Pembrokeshire	74.5	79.6
	Wales	74.5	79.5
1998-2000	Pembrokeshire	74.9	79.7
	Wales	74.8	79.7
2002-2004	Pembrokeshire	76.0	80.5
	Wales	75.8	80.3

Population Future Trend

Life expectancy in Pembrokeshire is continuously higher for both males and females than the national average and is increasing at the same rate.

Sources

ONS, 2001 Census (Life Expectancy at Birth, 2002-2004)
Community Profiling Database

Mortality by Cause

Table 9

Males	All Causes	1	2	3	4	5	6	7	8	9	10	11	12	13
2001	696	203	7	22	44	30	17	270	167	50	80	22	43	5
2002	681	195	9	21	41	22	9	279	161	52	53	19	24	10
2003	686	201	12	20	42	40	8	287	155	73	65	19	30	11
2004	648	220	14	32	46	43	15	221	130	49	73	24	28	7

Data only available to 2004

Table 10

Females	All Causes	1	2	3	4	5	6	7	8	9	10	11	12	13
2001	679	164	9	18	32	28	6	285	126	93	80	35	31	0
2002	696	185	7	18	25	42	8	267	98	95	72	28	33	0
2003	730	188	6	26	29	37	14	287	111	95	90	41	25	4
2004	664	155	8	17	35	31	14	274	107	101	66	24	24	3

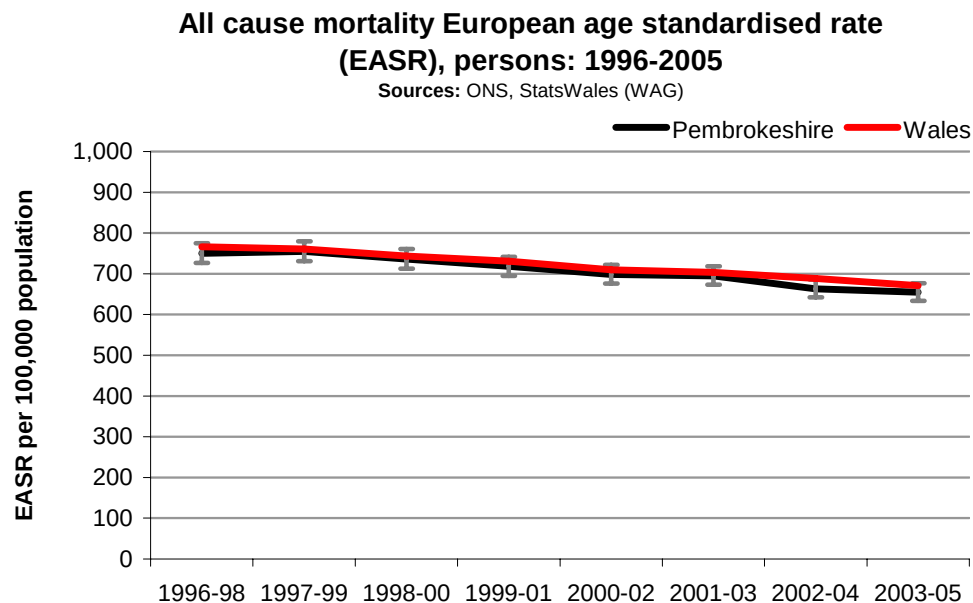
Data only available to 2004

Mortality Causes

- 1 – Malignant Neoplasms
- 2 – Malignant Neoplasms of stomach
- 3 – Malignant neoplasms of colon rectosigmoid junction rectum and anus
- 4 – Malignant neoplasm of trachea bronchus and lung
- 5 – Malignant neoplasm of breast
- 6 – Diabetes mellitus
- 7 – Disease of the circulatory system
- 8 – Ischaemic heart diseases
- 9 – Cerebrovascular diseases
- 10 – Diseases of the respiratory system
- 11 – Pneumonia
- 12 – Bronchitis emphysema and other chronic obstructive pulmonary disease
- 13 – Land transport accidents

Source: Community Profile Database

Figure 4

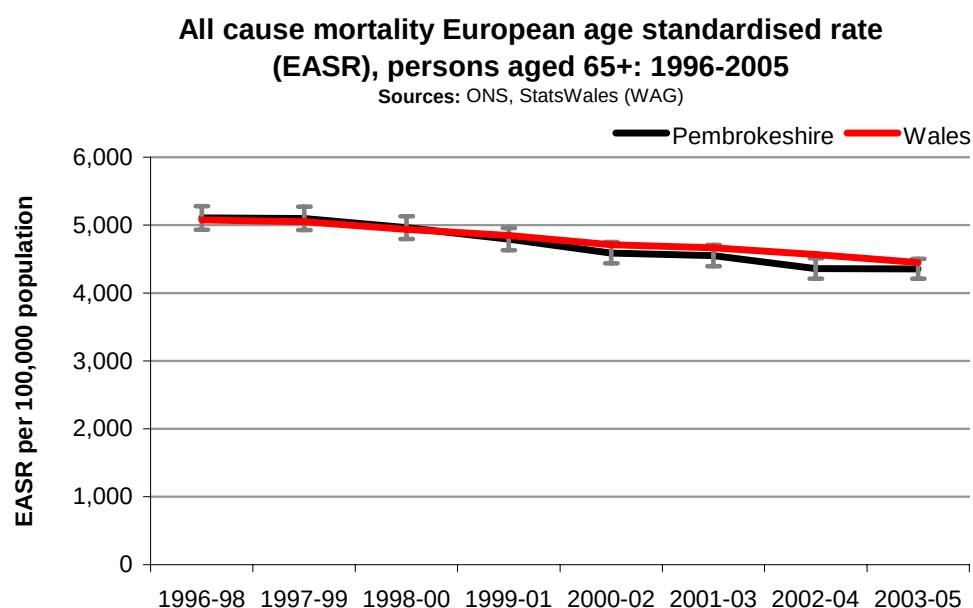


The European age standardised mortality rate (EASR) in Pembroke LHB residents for all causes decreased by almost 13 per cent from 750 in 1996-98 to 655 in 2003-05. Over the same period the equivalent EASR for Wales fell by almost 12.5 per cent.

Over the 10-year period, the EASR in Pembroke was virtually identical to the Wales rate.

Source: Health Needs Assessment Trend Data 2007 – Pembroke Local Health Board

Figure 5



The average annual number of deaths for Pembrokeshire LHB residents aged 65 and over has increased by over one and a half per cent from 1,156 in 1996-98 to 1,175 in 2003-05. Over the same period the equivalent number of deaths in Wales decreased by just over five per cent.

The European age standardised mortality rate (EASR) in Pembrokeshire LHB residents aged 65 and over for all causes decreased by over 14.5 per cent from 5,105 in 1996-98 to 4,356 in 2003-05. Over the same period the equivalent EASR for Wales fell by almost 12.5 per cent.

Over the 10-year period, the EASR in Pembrokeshire was very similar to the Wales rate.

Source: Health Needs Assessment Trend Data 2007 – Pembrokeshire Local Health Board

Infant Mortality

The infant mortality rate is one of the key statistics generally used to indicate the general health of the population. Higher infant mortality rates (i.e. deaths of children below the age of one year) are associated with areas of high deprivation.

The infant mortality rate in Pembrokeshire declined in the late 1990's from 7.6 per 1,000 live births to 5.2 per 1,000 live births compared with a much smaller decline over Wales as a whole. The latest all-Wales figures (2006) are 4.1 per 1,000 live births.

Comparators

National Rate 2006: 4.1%
 National Rate 2005: 4.1%
 National Rate 2004: 4.9%
 National Rate 2003: 4.3%
 National Rate 2002: 4.5%
 National Rate 2001: 5.4%

Data Gaps

Infant mortality rates for Unitary Authorities

Sources

Key Health Statistics, WG (2009)

<http://new.wales.gov.uk/topics/statistics/publications/keyhealth08/?jsessionid=c2VpLYkG1hLX9qFyd0kX9cN7hTS22QRxkXYt61FbCTQBy01x7J4n!1963699030?lang=en>

Ethnicity - 2001

Table 11: Ethnicity in 2001

	Pembrokeshire	Wales
White	99.1	97.9
Mixed	0.3	0.6
Asian or Asian British	0.3	0.9

Black or Black British	0.1	0.3
Chinese or Other	0.2	0.4
% from Ethnic Minority Group	0.9	2.0
Percentage Identifying themselves as Welsh	13	14
Percentage of people born outside Wales	31.3	

Data Gaps and Uncertainties

None Identified

Sources

ONS, 2001 Census (Map 49, National SEA of WSP)

ONS, 2001 Census (KSO6A – Ethnic Group and Identification as Welsh)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=276866&c=pembrokeshire&d=13&e=15&q=415946&i=1001x1003x1004&m=0&r=1&s=1216908611988&enc=1&dsFamilyId=15>

WSP Topic Paper J: Population

Welsh Index of Multiple Deprivation (WIMD)

Percentage of people living in most deprived areas

Pembroke Dock Llanion = 2.2% of Pembrokeshire Population (2001 Census)

The Index of deprivation was calculated by the Welsh Index of Multiple Deprivation (2005) as the official measure of deprivation in Wales which is made up of separate domains; income (25%), employment (25%), health (15%), education, skills and training (15%), housing (5%), physical environment (5%) and geographical access to services (10%). The table also shows the ranking of the electoral divisions in Wales. The rankings are based on the level of deprivation, with a rank of one being the most deprived.

The deprivation scores from the 2008 index can't be compared with those from 2005. The parts that make up the index are different, and the indexes were worked out in different ways. But even if these changes had not been made, comparisons would still not be valid. An area's score is affected by the scores of every other area; so it is impossible to tell whether a change in score is a real change in the deprivation level of an area, or whether it is due to the scores of other areas going up or down (WG, 2008).

Table 12: Welsh Index of Multiple Deprivation in Pembrokeshire and Wales

Ward	Pembs Ranking (1-71) 2005	Welsh Ranking 2005 (1-1896)	Welsh Ranking (2008) (1-1896)
Pembroke Dock: Llanion 1	1	55	71
Pembroke: Monkton	2	76	92
Haverfordwest: Garth 2	3	200	222
Milford: West	4	290	372
Milford: Hubberston 2	5	332	358
Pembroke: St Mary North	6	350	343
Haverfordwest: Castle	7	417	441
Pembroke Dock: Central	8	456	417
Milford: East	9	536	589
Pembroke Dock: Pennar 1	10	580	596

Table 13: Working-age client group - key benefit claimants (February 2007)

	Pembrokeshire (numbers)	Pembrokeshire (%)	Wales (%)
Total claimants	11,720	17.5	19.3
Job seekers	1,360	2.0	2.6
Incapacity benefits	6,640	9.9	11.2
Lone parents	1,290	1.9	2.2
Carers	1,040	1.6	1.4
Others on income related benefits	320	0.5	0.5
Disabled	820	1.2	1.2
Bereaved	240	0.4	0.3

Source: DWP benefit claimants - working age client group

Note: % is a proportion of resident working age people

Income Deprived

4% of Pembrokeshire's LSOA's are within Wales' 10% most income deprived areas in 2005.

3% of Pembrokeshire's LSOA's are within Wales' 10% most income deprived areas in 2008. See previous note regarding the comparison of 2005 with 2008.

Sources

Welsh Index of Multiple Deprivation – Local Authority Analysis Revised 8th December 2005

Welsh Index of Multiple Deprivation – 2008

<http://new.wales.gov.uk/topics/statistics/headlines/compendia2008/hdw20080709/?lang=en>

Nomis – www.nomisweb.co.uk

Poverty and social exclusion - Joseph Rowntree Foundation Research

Research by the Joseph Rowntree Foundation scored the 22 local authority areas in Wales against a range of indicators of poverty and social exclusion. Pembrokeshire was assessed as the most deprived local authority area in Wales in two regards: low pay and tax credits. Other poor scores were in the presence of central heating in residential properties (5th worst), working-age poverty (7th worst – the more poorly performing all being largely urban areas in the Valleys or Swansea), child poverty (9th worst). Pembrokeshire was also 11th worst for childcare places, limiting long-standing illness and premature death.

Source: Joseph Rowntree Foundation, Monitoring Poverty and Social Exclusion in Wales, 2005

Migration

Table 14: Sources of population change in Pembrokeshire, 2001 - 2005

Pembrokeshire County Council					
		2001/2	2002/3	2003/4	2004/5

Births		1090	1150	1160	1200
Deaths		1350	1380	1330	1420
Natural Change		-260	-230	-180	-210
Internal Migration	In	4460	4440	4210	3870
	Out	3510	3480	3440	3290
	Net	950	960	760	580
International Migration	In	890	660	370	120
(International Passenger Survey)	Out	290	300	60	190
	Net	600	360	310	-70

Source: LHMA (2007)

Net migration of 16-24 year olds 1999-2001, Pembrokeshire: -8.5%

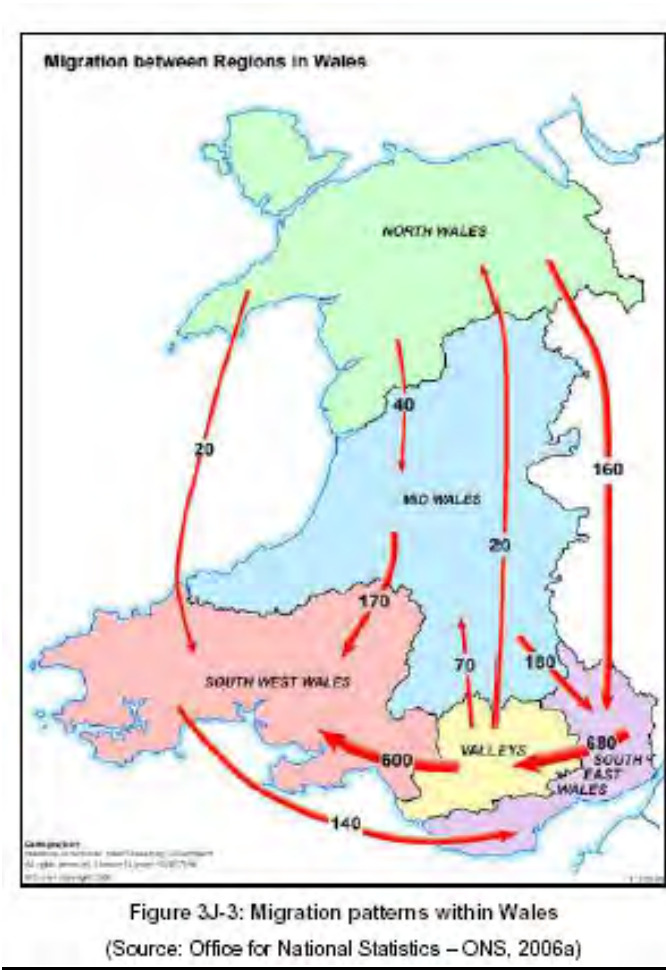
Net migration of 25-44 year olds 1999-2001, Pembrokeshire: 2.1%

Welsh average for 16-24 year olds 1999-2001: -1.0%

Welsh average for 25-44 year olds 1999-2001: 0.3%

Table 15: Deleted

Figure 6: ONS, 2001 Census (Maps 42 and 42a, National SEA of WSP)



Trends

Young people are moving out of Pembrokeshire and older/retired people are moving in, causing the population to age and contributing to the expensive housing market.

Sources:

- **Wales Spatial Plan – Sustainability and Strategic Environmental Assessment Scoping Report – Topic J: Population**
- Pembrokeshire County Council – Local Housing Market Assessment

Settlement Pattern

There has been a small increase in the urban population from 52,515 in 1991 to 53,115 in 2001.

Table 16: Urban population in Pembrokeshire, 1991-2001

Major Settlements (Urban Classification)	% Population 1991	% Population 2001
Fishguard/Goodwick	5,010 7%	5,290 10%

Haverfordwest/Merlin's Bridge	13,345 25%	13,600 26%
Milford Haven/Steynton	13,440 26%	13,100 25%
Narberth	1,910 4%	2,155 4%
Neyland	2,990 6%	3,220 6%
Pembroke	7,170 14%	7,100 13%
Pembroke Dock	8,650 16%	8,650 16%

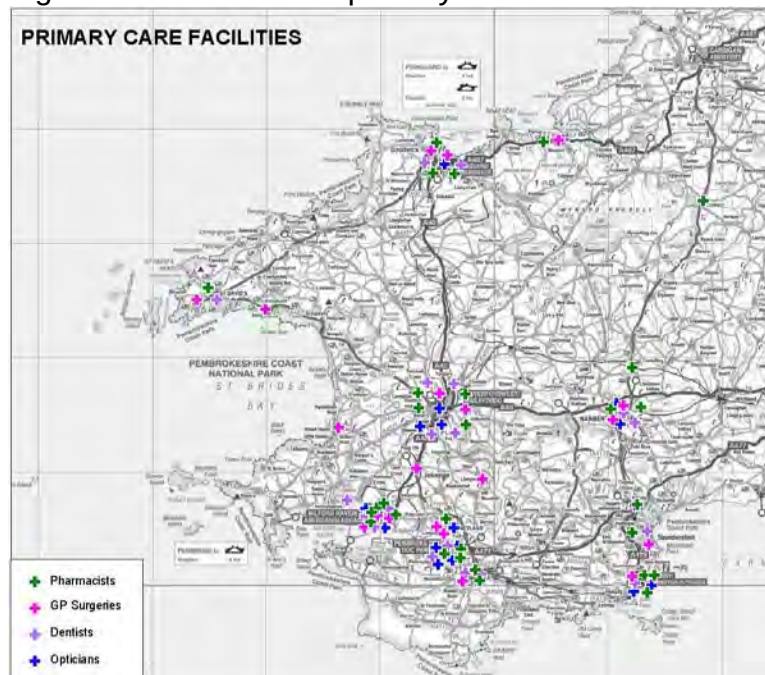
Source: Pembrokeshire County Council, 2008

2. Human health

Health provision in Pembrokeshire

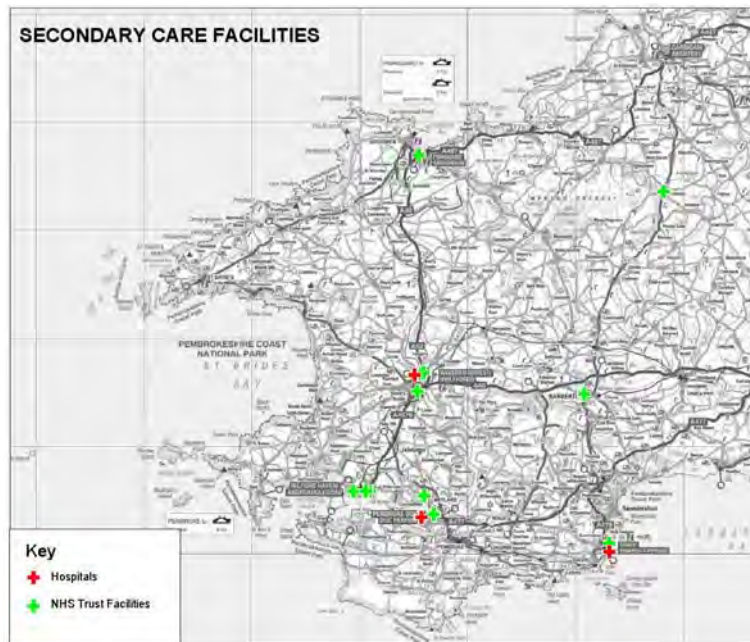
The distribution of primary care facilities in Pembrokeshire is shown on the map below. In all there are 18 general practitioners, 29 pharmacies, 16 opticians and 34 NHS dental practitioners in the County, mainly located in the main towns.

Figure 7: Distribution of primary care facilities in Pembrokeshire



Source: Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007

Withybush hospital in Haverfordwest is the County's only general hospital, with two smaller hospitals at Pembroke Dock and Tenby. There are ten NHS trust facilities in Pembrokeshire, all shown on the map below.



Source: Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007

Sources: Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007

Long term illness

A limiting long-term illness covers any long-term illness, health problem or disability that limits daily activities or work. According to data from the 2001 Census, in the whole of Pembrokeshire there were 25,477 people with a long-term illness, which equates to 22.332% of the population of the County.

Figure 8: Percentage of population with a limiting long-term illness by Local Authority in Wales

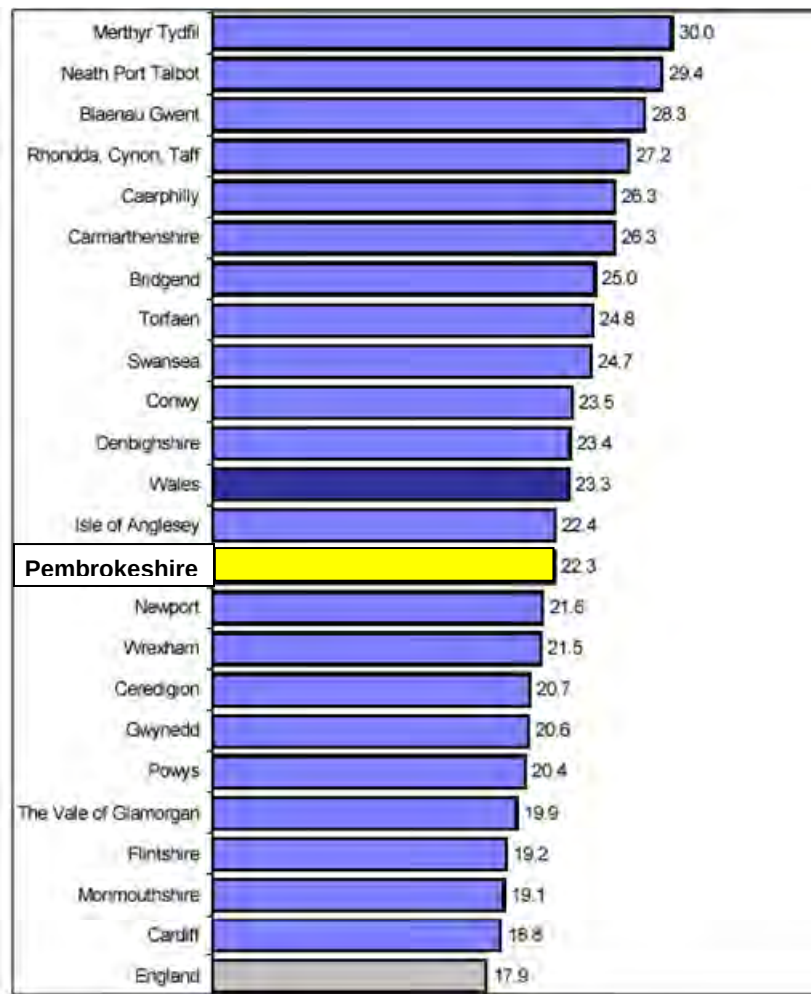


Table 17: Percentage of population with a long-term limiting illness in 1991 and 2001, Pembrokeshire and Wales:

	Pembrokeshire	Wales
1991	14.5%	17.1%
2001	22.3%	23.3%
% Increase	7.8%	6.2%

Source

Office for National Statistics – 1991 & 2001 census data

*Obesity levels*Table 18: Adults who were overweight or obese¹³ in Pembrokeshire (%)

Year		Observed			Age-standardised Person	Unweighted base
		Male	Female	Person		
2003/05	Pembs	61	51	56	55	1,377
	Wales	59	49	54	54	30,634
2005/06	Pembs	65	51	58	57	1,183
	Wales	60	50	55	55	28,635
2005/07	Pembs	68	52	60	58	1,024
	Wales	61	51	56	56	1,029
2007/08	Pembs	64	57	60	59	1,055
	Wales	62	52	57	57	25,080

Source WG: <http://wales.gov.uk/topics/statistics/theme/health/health-survey/results/?skip=1&lang=en>

% of adults who were overweight or obese in 2007/08 = 59%, compared with 57% in Wales.

Source: Welsh Health Survey: 2003/05 Local Authority Report, National Assembly for Wales

¹³ Reported Body Mass Index (BMI) of 25+. BMI is calculated as weight (kg) divided by squared height (m²).

Individual opinion on own health

Table 20

2001	Pembs	%	Wales	%
Good Health	74921	65.6	1888849	65.1
Fairly Good Health	26413	23.1	652769	22.5
Not Good Health	12797	11.2	361467	12.5
All People	114131	100	2903085	100.0

Source: 2001 Census Data – Neighbourhood Statistics – Local Government Data Unit

The Welsh Health Survey (WHS) based on a sample of the general population asked about 'general health' of adults.

Table 21: % of adults in Wales reporting on their general health

Health in general	%		
	2005/06	2007	2008
Excellent	16	17	16
Very good	34	34	34
Good	29	29	29
Fair	16	15	15
Poor	6	6	6

Source: Welsh Health Survey – 2005/06, 2007, 2008

The WHS also asked a sample of adults who reported key health-related lifestyles (observed), by the National Statistics Socio-Economic Classification (NS-SEC) of the household reference person.

Table 22: Lifestyle issues

Lifestyle Issue	2003/05		2005/07		2007/08	
	Pembs (%)	Wales (%)	Pembs (%)	Wales (%)	Pembs (%)	Wales (%)
Being a smoker	26	27	25	24	23	24
Consuming alcohol above guidelines limit	38	40	31	36	41	45
Binge drinking at least 1 day in last week	16	19	17	20	21	28
Eating 5 or more portions of fruit/vegetables the previous day	43	40	50	46	40	36
Meeting physical activity guidelines in last week	33	29	33	29	35	30
Overweight or obese	55	54	58	57	59	57

Source: Welsh Health Survey: 2003/05, 2005/07, 2007/08 Local Authority Report, National Assembly for Wales

<http://wales.gov.uk/topics/statistics/theme/health/health-survey/results/?skip=1&lang=en#>

Road collisions & safety

Table 23: Killed or seriously injured casualties in Pembrokeshire and Wales from 2001-2008.

Road collisions (fatal or seriously injured)	1994-1998 average	2001	2002	2003	2004	2005	2006	2007	2008
Pembrokeshire	90	94	95	93	80	62	78	78	83
Wales	1623	1355	1315	1353	1302	1105	1150	1167	1190

Source: Road Casualties Wales: 2006, WG and Welsh Transport Statistics: 2009

<http://new.wales.gov.uk/topics/statistics/publications/rcw2006/?lang=en>

<http://wales.gov.uk/topics/statistics/publications/transport2009/?lang=en>

WG targets are to reduce the number of killed or seriously injured casualties by 40% by 2010. The 2006 figure is a 13% decrease from the 1994-1998 average.

Source:

Road Casualties Wales: 2006, WG.

<http://new.wales.gov.uk/topics/statistics/publications/rcw2006/?lang=en>

Welsh Transport Statistics: 2009, WG.

<http://wales.gov.uk/topics/statistics/publications/transport2009/?lang=en>

3. Education and skills

Number of schools and pupils

In Pembrokeshire (**including** the National Park area) there are 65 primary schools (2009), a reduction of 21 since 1998. In additions there are eight secondary schools, one of which provides a Welsh-medium education. Pembrokeshire College in Haverfordwest is the only further education establishment in the County.

Table 24: Pupil numbers in full time primary and secondary education in Pembrokeshire schools

	2003	2004	2005	2006	2007	2008
Primary	10,749	10,545	10,379	10,229	10,128	10,142
Secondary	8,512	8,631	8,714	8,728	8,527	8,361
Total	19,261	19,176	19,093	18,957	18,655	18,503

Source: Annual statutory school census (PLASC returns)

Table 25: Percentage of Pembrokeshire and Wales populations in full time primary and secondary education in 2006/7

	Total population	Primary	Secondary	Total
Pembrokeshire	117,280	8.6%	7.3%	15.9%
Wales	2,965,885	8.5%	7.1%	15.6%

Sources:

National Survey of Adult Basic Skills in Wales, 2004, Welsh Assembly Government

Pembrokeshire County Council School Organisation Plan 2004-2009

Statswales – Welsh Assembly's Statistics for Wales

PLASC reports, WG:

http://newydd.cymru.gov.uk/topics/educationandskills/policy_strategy_and_planning/schools/ims/datacollections/pupillevelannualschoolcensus/?jsessionid=8LKIKtnpxZXV1wpHQ67JQh41yryYw3vkMgcXjFyvwr2TYz8T4YFI!1761965113?lang=en&ts=4

Further and higher education centres

Pembrokeshire College offers full and part time academic and vocational courses. The College provides HND, HNC and degree level education as an Accredited College of the University of Glamorgan.

Numbers

The college has around 2,000 full-time and 8,000 part-time students and over 700 staff.

Types of courses

A Levels, National Diplomas and NVQ in a wide range of subjects.

HNC and HND in art and design, business, computing, construction, engineering, animal studies, marine studies.

Degrees in business, computing, construction, engineering, health and childcare, marine and leisure boat design.

Source:

Pembrokeshire College website: www.pembrokeshire.ac.uk

Adult education facilities

'Learning Pembrokeshire' is the name for Pembrokeshire County Council's programme of adult education. The Council aims to provide a varied range of courses to suit its customers - Pembrokeshire residents and businesses, both small and large and those on the borders of neighbouring counties.

Courses are run from the Council's Community Learning Centres in all the main County towns, and from many other venues around Pembrokeshire. Schools, village halls, pubs and community venues all host Learning Pembrokeshire courses

Source:

PCC -

http://www.pembrokeshire.gov.uk/content.asp?nav=647,534&parent_directory_id=646

Level of Qualifications

Table 26: Percentage of people aged 16-74 years old highest qualification attained¹⁴ in 2001

Highest level attained	Number of individuals (%)	
	Pembrokeshire	Wales
No Qualifications	31.1	33.0
Highest Level 1	16.0	15.5
Highest Level 2	22.2	19.8
Highest Level 3	6.0	7.0
Highest Level 4	17.0	17.4
Other qualification/level unknown	7.7	7.2

Source: Census 2001

<http://neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=3&b=276866&c=pembrokeshire&d=13&e=16&q=415946&i=1001x1003x1004&m=0&r=1&s=1208792814187&enc=1>

NOMIS, ONS annual population survey 2006.

¹⁴ All people aged 16 to 74 who were usually resident in the area at the time of the 2001 Census, whose highest qualification attained:

Level 1: 1+'O' level passes; 1+ CSE/GCSE any grades; NVQ level 1; or Foundation level GNVQ.

Level 2: 5+'O' level passes; 5+ CSE (grade 1's); 5+GCSEs (grades A-C); School Certificate; 1+'A' levels/'AS' levels; NVQ level 2; or Intermediate GNVQ.

Level 3: 2+ 'A' levels; 4+ 'AS' levels; Higher School Certificate; NVQ level 3; or Advanced GNVQ.

Level 4/5 qualifications: First Degree, Higher Degree, NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor.

Skills and Development Training

In a Future Skills Wales survey, the six most cited skills needed by employers at high or advanced level are:

1. An ability to follow instructions	(78%)
2. Communications skills	(74%)
3. An understanding of customer needs	(73%)
4. Adaptability / flexibility	(72%)
5. Team working skills	(69%)
6. The ability to show initiative	(65%)

These skills were also thought by employers to be the most important skills needed for the future (with minor changes in priority). Only 31% of employers surveyed considered that information technology skills were required at high or advanced level, but this increased to 44% who regarded it as a future skill requirement.

Of the employers surveyed, 19% reported that a significant skills gap existed amongst their employees. Of those reporting a skills gap, 31% of managers believed that a gap in the skills of managers had the most significant impact on their business, and 21% regarded skills gaps amongst skilled trade occupations as having the most impact.

In order to tackle these skills gaps, 56% reported providing further training, 19% reported they would do nothing and 4% reported they would increase recruitment activity. This last finding may suggest that the fear of trained staff being “poached” by rival companies is real, but possibly overstated.

The survey found that 45% strongly agreed that investment in skills brought business benefits with 31% tending to agree. Of these:

- 36% reported competing on customer service as a benefit
- 27% reported competing on quality as a benefit
- 25% reported that investment in skills had increased productivity
- 17% reported increased profits and 17% accelerated business growth
- 9% reported introducing new products or processes
- 6% reported improved staff morale as a result of the investment in skills

A half of those employers who recruited school/college leavers, and 39% of those who recruited graduates identified a significant gap between the skills they had and those the employers expected of them at recruitment:

- 33% reported that school/college leavers lacked the ability to show initiative
- 29% reported a lack of communication skills
- 19% reported a lack of practical skills and knowledge

- 13% reported a lack of ability to follow instructions
- 13% reported a lack of numeric skills

Sources:

Further Education, Work based Learning and Community Learning in Wales
 Statistics 2003/04, Welsh Assembly Government
 The Future Skills Wales 2003 Generic Skills Survey for Pembrokeshire

Childcare Spaces

On the 31st March 2007, the following childcare spaces were available within the whole of Pembrokeshire:

Type of Care	Number of Spaces
Childminder	546
Sessional	951
Daycare	
Full Daycare	533
Holiday	72
Playscheme	
Out of School	
clubs:	
Breakfast clubs	102
After school care	601
Holiday care	384

Source:

PCC Pembrokeshire Cymorth report 06-07 annex 2

4. Transport

Road traffic

Table 27: Volume of traffic on major roads by Unitary Authority (billion vehicle km)

Area	2002	2003	2004	2005	2006	2007	2008
<i>Pembrokeshire</i>	1.00	1.02	1.03	1.05	1.09	1.09	1.11
Carmarthenshire	1.72	1.75	1.76	1.79	1.92	1.97	1.96
Ceredigion	0.69	0.71	0.72	0.71	0.72	0.74	0.73
WALES	26.20	26.59	27.31	27.28	27.99	28.41	28.35

These figures show that there is an annual gradual rise in volume of traffic, both in Pembrokeshire and through Wales. Traffic in Pembrokeshire accounted for 3.9% of traffic on major roads in Wales in 2008.

Source:

WG: Accessed 4 Dec 2009

<http://wales.gov.uk/docs/statistics/2009/091110wts2009ch7ency.xls>

Households without a car

The percentage of households without a car or van in the whole of Pembrokeshire, as measured in the 2001 census:

Pembrokeshire	21.7%
Carmarthenshire	23.1%
Ceredigion	19.5%
Wales	26.0%

Source:

Census 2001, Car or Van table KS17

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=276866&c=pembrokeshire&d=13&e=15&g=415946&i=1001x1003x1004&m=0&r=1&s=1209389986000&enc=1&dsFamilyId=51>

Travelling to work

Table 28: The method of travel to work used by all employed persons aged 16-74, in the whole of Pembrokeshire and Wales (2001):

Method of travel	Pembrokeshire		Wales	
	Number of persons	% of employed persons	Number of persons	% of employed persons
Driving a car or van	25,793	57.45%	726,363	61.23%
Passenger in a car or van	3,672	8.18%	106,526	8.98%
Train	169	0.38%	14,619	1.23%
Bus, coach or mini bus	1,353	3.01%	62,322	5.25%
Bicycle	364	0.81%	16,389	1.38%
On foot	5,190	11.56%	122,732	10.35%
Motorcycle, scooter or moped	332	0.74%	8,888	0.75%
Taxi	199	0.44%	5,975	0.50%
Other	448	1.00%	7,119	0.60%
Work at home	7,377	16.43%	115,323	9.72%
Total (all people aged 16-74 in employment)	44,897	100%	1,186,256	100%

Census data 2001, KS15 -Travel to work table

65.6% of the resident population aged 16-74 years drive a car to work or are a passenger in a car to work compared with 70.2% for Wales (Census, 2001).

Source:

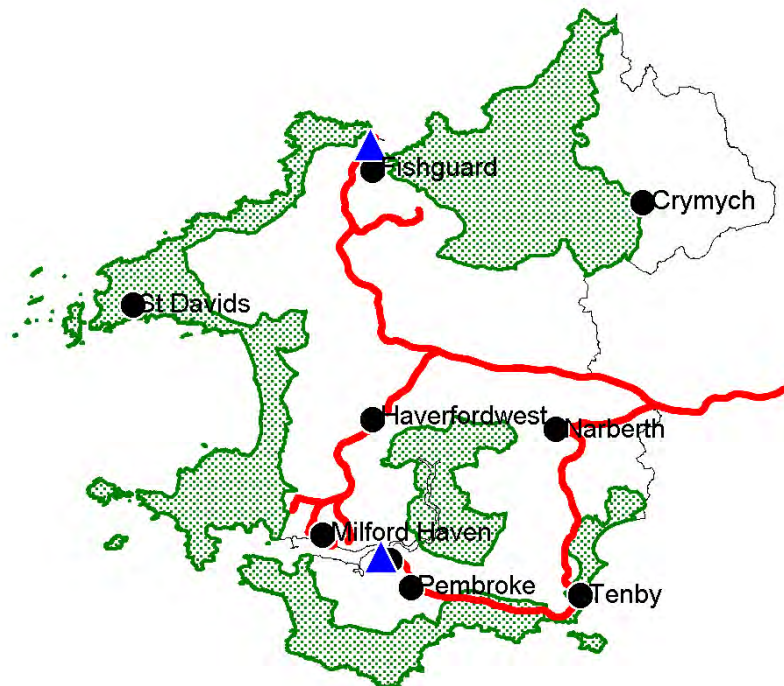
Census, 2001

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=276866&c=pembrokeshire&d=13&e=15&q=415946&i=1001x1003x1004&m=0&r=1&s=1209388884375&enc=1&dsFamilyId=283>

Rail travel & links

Figure 9 indicates the rail infrastructure in Pembrokeshire (red line) and the passenger ferry terminals in the County (blue triangles). Commercial services provided by Arriva Trains Wales run approximately every two hours to Milford Haven and Pembroke Dock and twice a day to Fishguard Harbour on weekdays. The weekend timetable is significantly reduced. The infrastructure also extends to existing/disused large industrial sites at Milford Haven, Waterston and Trecwn.

Figure 9: Rail links and passenger ferry terminals



Passenger numbers with a valid ticket beginning and/or ending their journey at Pembrokeshire train stations in the financial year 2005/06:

Table 29

Station	Passenger numbers			
	2004/05	2005/06	2006/07	2007/08
Haverfordwest	114,021	110,023	116,960	127,227
Tenby	76,695	75,629	84,598	94,231
Milford Haven	39,750	40,899	45,935	51,559
Pembroke Dock	30,056	30,439	35,758	41,148
Fishguard	28,303	23,873	29,049	24,755
Harbour				
Pembroke	21,477	22,513	24,424	25,217
Clunderwen	12,709	12,430	14,297	17,439
Narberth	10,321	11,140	13,556	15,547
Kilgetty	7,794	8,221	9,607	12,103
Johnston	6,974	5,197	4,658	4,980
Saundersfoot	4,560	4,001	5,081	6,177
Penally	4,339	5,289	5,031	4,569
Manorbier	4,265	4,009	4,443	5,452
Clarbeston Road	3,011	3,210	3,802	4,127
Lamphey	2,646	2,552	2,936	4,291
.....				
Carmarthen	295,860	294,208	323,233	348,329
Cardiff Central	8,403,835	8,357,732	9,126,923	9,875,269
London Waterloo	66,342,182	61,036,093	83,993,314	100,306,690

Future Trend

In Network Rail's investment programme for 2008-2010, Pembrokeshire has not been earmarked as the recipient of any substantial engineering projects.

Work on the electrification of the line between Swansea, Cardiff, and London is estimated to be completed by 2017, and will reduce journey time between Swansea and London by 20 minutes.

Source:

Pembrokeshire County Council – Geographical Information Systems map layers

Network Rail – 20th February 2008 -

<http://www.networkrail.co.uk/aspx/3851.aspx>

Department for Transport – Station Usage Report (last accessed Dec 2009) -

<http://www.rail-reg.gov.uk/server/show/nav.1529>

Arriva Trains Wales – Timetable 3, West Wales to Cardiff

Bus Routes

Blue lines indicate public bus service routes (Figure 10). 74% are PCC subsidised services with First Cymru operating two large routes. Haverfordwest is the central hub as the County town and can be reached directly from most areas of the County.

'Dial a bus' schemes have been set up in areas of weak provision, for example the Preseli Green Dragon scheme in rural North East Pembrokeshire.

Figure 10: Public bus service routes



In 2006/07 the aggregate number of journeys made by public transport in Pembrokeshire was 1,444,636 passengers.

SOURCE

Pembrokeshire County Council – Geographical Information Systems map layers

Sea passenger movements – no further data from 2005

Table 30: Annual number of ship arrivals, by port in Pembrokeshire

	2001	2002	2003	2004	2005	2006	2007
Fishguard	1,155	1,125	1,162	9,87	1,109		
Milford Haven*	3,088	3,224	3,456	3,456	3,360		
WALES	10,477	10,379	1,1027	10,252	9,890		

* Milford Haven includes the ports of Pembroke Dock and Milford Haven

Table 31: Sea Passenger movements to/from Ireland:

	2001	2002	2003	2004	2005
Fishguard	687,000	662,000	645,000	614,000	590,000
Pembroke Dock	388,000	387,000	384,000	378,000	321,000
WALES	3,581,000	3,585,000	3,528,000	3,381,000	3,185,000

The figures show that sea travel is declining, both in numbers of passengers and ships in the County and throughout Wales.

Milford Haven is bucking the trend by securing increasing annual ship arrivals, confirming itself as Wales's busiest port ahead of Holyhead. The LNG development will see Milford Haven experience further growth in ship arrivals.

Milford Haven Port Authority which includes Pembroke Dock is the busiest port in Wales with 3360 ship arrivals in 2005. 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 major implications for the transport network.

Source:

Statswales website:

Ship arrivals <http://www.statswales.wales.gov.uk/TableViewer/tableView.aspx>

Sea passengers

<http://www.statswales.wales.gov.uk/TableViewer/tableView.aspx?ReportId=3954>

No information found for later than 2005

Air transport

Haverfordwest Airport has an annual total air transport movement of approximately 7,000 - 8,000 passengers. There are no scheduled flights; these numbers represent private flying, club flying, air ambulance, and some air taxi.

Source:

Development of an Air Transport Strategy for Wales, Final Report, Stage 2 – Welsh Airports Infrastructure Appraisal, A report for the Welsh Assembly Government, December 2003, Avia Solutions.

http://wales.gov.uk/docrepos/40382/4038231141/403821125/403821125/639095/640175/report2_part2.pdf?lang=en

Car Parking

There are over 120 car parks throughout the County, of which the County Council operates 80. Other providers include Pembrokeshire Coast National Park Authority, the National Trust, supermarkets and so on. The vast majority are located adjacent to either retail centres or beaches.

Source: Pembrokeshire County Council

Trunk Roads/Length of Highways

The County's highway network comprises the following classifications and distances:

Table 32

Class of Highway	Length (km)	%
Trunk Roads	118.8	5
A Roads	152.3	6
B & C Roads	1190	48
Unclassified	1028	41

Source: Pembrokeshire County Council

Trunk roads in the County form strategic routes into Pembrokeshire from the east and north, and are the responsibility of the National Assembly with Carmarthenshire County Council acting as its agent, and Powys and Ceredigion County Councils. These routes in Pembrokeshire include:

- The A40(T) (from the County boundary at Whitland towards Fishguard);
- The A477(T) (from the County boundary east of Llanteg to Pembroke Dock);
- The A4076(T) (from Haverfordwest to Milford Haven);
- Part of the A487(T) (between Fishguard and Cardigan).

Source:

Advance Rural Development Plan 2007-2013, Part D

Trunk road agency websites (<http://www.midwales-tra.gov.uk/index.php?id=10&L=0> and <http://www.swtra.co.uk/>)

5. Social Fabric

Housing

Housing Stock

Table 33 and 34: Dwelling stock estimates by tenure in Pembrokeshire and Wales, 2004 and 2005

2004	Rented from local authorities	Rented from registered social landlords	Owner-occupied, privately rented and other tenures	Total
Pembrokeshire	5,980	1,932	46,127	54,039
% of total dwelling stock	11%	3.6%	85%	
Wales	162,276	64,295	1,069,229	1,295,800
% of total dwelling stock	12.5%	5%	82.5%	

2005	Rented from Local Authorities	Rented from registered social landlords	Owner occupied, privately rented and other tenures	Total
Pembrokeshire	5,881	2,002	46,592	54,475
% of total dwelling stock	10.8%	3.7%	85.5%	
Wales	157,516	65,009	1,083,132	1,305,657
% of total dwelling stock	12.1%	5.0%	83.0%	

Source:

National Assembly for Wales: Key Publications: Housing statistics in Wales

Stock breakdown

Table 35: Pembrokeshire's housing stock, by Travel to Work Area (TTWA)

	Privately owned or rented		Social housing	
	Quantity	Percentage of stock in TTWA	Quantity	Percentage of stock in TTWA
Fishguard & St Davids	5,112	86	855	14
Haverfordwest	18,495	80	4605	20
Pembroke & Tenby	13,129	82	2796	18
Cardigan	3,050	93	246	7
Pembrokeshire	39,786	82	8502	18

Data Gaps and Uncertainties

Previous year's data, rate of stock increase.

Source:

Pembrokeshire Draft Local Housing Market Assessment 2007

Table 36: Housing Condition

Tenure Key Attribute	Owner	Council Tenant	RSL Tenant	Private Tenant	All Tenures
Home in Good Condition	93%	75%	92%	73%	89%
Roof Insulated	86%	84%	93%	64%	85%
Heating Satisfactory	86%	57%	86%	62%	81%
Home with Damp or Condensation	32%	61%	34%	60%	38%
External Walls Insulated	35%	21%	64%	18%	33%
Floors Insulated	15%	4%	29%	9%	14%
Insulation works within the last 12 months	5%	8%	8%	3%	5%

Source:

Pembrokeshire County Council Draft Local Housing Market Assessment

Table 37: Housing Need All Pembrokeshire – Current Need

C: Current Need	
1. Existing households in need of alternative housing ¹⁵	3330
2. <i>Plus</i> Current non-households in need	198
3. <i>Minus</i> cases where they can afford to meet their needs in the market	Nil
4. TOTAL CURRENT HOUSING NEED	3528
A: Available Stock to Offset Need	
5. Current occupiers of Affordable Housing in Need	832
6. <i>Plus</i> surplus stock	Nil
7. <i>Plus</i> committed supply of new affordable housing units	129
8. <i>Minus</i> planned units to be taken out of management	97
9. <i>Equals</i> Total available stock to meet current need	864
10. TOTAL CURRENT NEED	2664
11. <i>Times</i> quota to progressively reduce levels of current need	5%
12. <i>Equals</i> ANNUAL NEED TO REDUCE LEVEL OF CURRENT NEED	133.2
N: Newly Arising Need	
13. New Household Formation (gross per annum)	446
14. <i>Times</i> proportion of households unable to buy or rent on the market	55.47%

¹⁵ Includes 30 persons on the register not currently living in Pembrokeshire

15. Plus existing households falling into need	1376*
16. Minus potential out- migrants unable to afford market housing	Nil
17. Plus in-migrants unable to afford market housing	Nil
18. Equals newly arising need	1623*
S: Supply of Affordable Housing Units per year	
19. Net Supply of social re-lets	350
20. Plus supply of intermediate housing available for re-let / resale at submarket levels	Nil
21. Equals Affordable Supply	350
NET SHORTFALL OR SURPLUS	
22. Overall shortfall or surplus	1406

Source: Draft Local Housing Market Assessment

House Prices

Table 38: Affordability of Housing (2005)

	Mean House Price	Mean Household Income	Affordability (house price/income)
Pembrokeshire	£152,986	£25,591	5.98
Rural Wales	£158,662	£26,803	5.92
Wales	£143,810	£27,328	5.26

The affordability ratio in Pembrokeshire has increased by 1.75 units, i.e. 29.33% from 2003 to 2005.

The number of second / holiday homes recorded in Pembrokeshire in the 2001 Census was 6.1% which had remained unchanged following the 1991 Census (this is for the whole County, what is this for the area excluding the national park).

Table 39: Lower Quartile Price for all Types and Sizes of Housing 2001-06

Year	2001	2002	2003	2004	2005	2006
TTWA						
Cardigan	£45,500	£58,000	£74,500	£100,000	£111,500	£125,000
Fishguard and St David's	£52,250	£64,000	£78,000	£97,500	£120,000	£134,000
Haverfordwest	£41,050	£50,063	£67,125	£92,000	£107,250	£120,000
Pembroke and Tenby	£43,375	£54,438	£73,250	£92,500	£110,000	£124,613

Table 40: Median price for all types and sizes of housing 2001 to 2006

Year	2001	2002	2003	2004	2005	2006
TTWA						
Cardigan	£60,000	£77,000	£115,000	£147,500	£145,500	£165,000
Fishguard and St David's	£79,950	£91,000	£121,250	£145,000	£166,250	£183,975
Haverford west	£54,000	£73,610	£90,500	£129,500	£137,500	£150,000

Pembroke and Tenby	£63,000	£85,000	£105,000	£137,500	£148,500	£160,000
Average	£64,237.50	£81,652.50	£107,937.50	£139,875.00	£149,437.50	£164,743.75

Table 41: Lower quartile prices by type in 2006

TTWA	Detached	Semi-detached	Terraced	Flat
Cardigan	£165,000 (228)	£118,250 (92)	£104,750 (80)	-
Fishguard and St David's	£181,875 (100)	£123,000 (69)	£122,750 (63)	-
Haverfordwest	£170,000 (370)	£119,963 (266)	£111,000 (284)	£77,000 (33)
Pembroke and Tenby	£172,000 (275)	£124,963 (166)	£110,000 (194)	£88,750 (83)

[Number of sales in brackets () - denotes fewer than 10 sales]

Table 42: Median prices by type in 2006

TTWA	Detached	Semi-detached	Terraced	Flat
Cardigan	£202,000 (228)	£137,500 (92)	£120,500 (80)	-
Fishguard and St David's	£234,000 (100)	£155,000 (69)	£145,000 (63)	-
Haverfordwest	£210,000 (370)	£137,250 (266)	£125,000 (284)	£85,000 (33)
Pembroke and Tenby	£210,000 (275)	£146,500 (166)	£130,000 (194)	£115,000 (83)

[Number of sales in brackets () - denotes fewer than 10 sales]

House Price to Income Ratio, Wales 2005

Table 43: The following figures relate to the 'typical' first time buyer market

Local Authority area	Income ¹	House price ²	Ratio
Pembrokeshire	£23,332	£136,807	5.86
Powys	£25,998	£144,459	5.56
Cardiff	£31,496	£158,322	5.03
Ceredigion	£28,705	£138,175	4.98
Denbighshire	£26,432	£129,903	4.91
Vale of Glamorgan	£26,432	£143,963	4.58
.....			
Merthyr Tydfil	£29,772	£83,111	2.79

Chartered Institute of Housing Cymru, 2005

¹ - earned income ratios for working households aged 20-39

² - average house prices for 2/3 bedroom dwellings

Trends

House prices both nationally and in Pembrokeshire are increasing, however the housing market in some areas of the UK is slowing down.

Pembrokeshire has a more expensive housing market than the national average.

Previous years' data for second and holiday homes.

Source:

Pembrokeshire County Council Draft Local Housing Market Assessment

Table 44: Affordable Housing – Current Need

S: Supply of Affordable Housing Units per year	
23. Net Supply of social re-lets	350
24. Plus supply of intermediate housing available for re-let / resale at submarket levels	Nil
25. Equals Affordable Supply	350
NET SHORTFALL OR SURPLUS	
26. Overall shortfall or surplus	1406

The application of this formulaic approach to assessing housing shortfall surplus indicates the following shortfall of affordable housing over the four areas:

- All Pembrokeshire Shortfall of 1406 units per annum

Pembrokeshire County Council currently requires all large housing developments to provide 20% as affordable housing. Future aspirations aim to increase this percentage requirement to 30%, after failing to meet demand.

Using the lower quartile house price within each area a net annual income of between £31,000 and £35,000 is needed to purchase and incomes are predominantly below this.

Private rented properties can cost up to £650 per month with an income of £26,000 needed to support the monthly payments.

Second and holiday homes are an issue in certain parts of the area, mainly in coastal areas. The lowest percentages are shown in Haverfordwest and the highest in the Fishguard and St Davids areas. Within individual communities, percentages can be as high as 20% or more, particularly if the area is also a very attractive retirement location. (Pembrokeshire Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007)

Sheltered Housing

% Housing Stock: Social Rented = 14.7%
 Privately Rented/Owned = 85.3%

Table 45: Social Rented Stock at January 2006 by Travel To Work Area

Travel to Work Area	Pembrokeshire County Council	Pembrokeshire Housing	Cymdeithas Tai Cantref	Cymdeithas Tai Dewi Sant	Total
Cardigan	105	0	74	0	179
Fishguard / St Davids	524	64	215	0	803
Haverfordwest	3294	721	5	122	4142
Pembroke / Tenby	1881	659	0	109	2649
Total Properties	5804	1444	294	231	7773

Pembrokeshire County Council = 74.7%

Pembrokeshire Housing Association = 18.6%

Dewi-Sant = 3.8%

Tai Cantref = 3.0%

Housing Land Availability

Table 46: Housing units with planning permission and allocated in 2007

Housing Units September 2007	With Planning Permission	Allocated	Total
Pembrokeshire	3461	4505	7966
Urban	1761	3385	5146
% Urban	50.8%	75.1%	64.6%

Urban Classification: Those permissions/allocations within the boundaries of the major settlements of:

Haverfordwest/Merlins Bridge
 Milford Haven/Steynton
 Fishguard/Goodwick
 Pembroke, Pembroke Dock
 Neyland
 Narberth

Trends

The majority of housing land is located in the major settlements of Pembrokeshire.

Source:

Pembrokeshire County Council

Homelessness

Table 47: homelessness in 2004

2004 – Homelessness Type	Pembs	Pembs % all homeless Households	Wales	Wales % of all homeless Households
Ineligible Households	0	0%	72	0.3%
Eligible but not homeless	168	13.7%	6,347	27.6%
Eligible, homeless but not in priority need	434	35.4%	5,619	24.4%
Eligible, homeless and in priority need but intentionally so	86	7.0%	925	4%
Eligible, unintentionally homeless and in priority need	537	43.8%	10,040	43.6%
All Households	1,225	100%	23,003	100%
Eligible, unintentionally homeless and in priority need per 1000 population	4.6	--	3.4	

There were 266 people awaiting permanent accommodation at the end of April 2008 (Pembrokeshire County Council, 2008).

Table 48: Households found to be eligible for assistance, unintentionally homeless and in priority need

	Pembs	% Of Total	Wales	% Of Total
Household includes dependent child(ren)	261	48.6	4,042	40.3
Household member pregnant and no other dependent children	24	4.5	723	7.2
Vulnerable household member: old age	25	4.7	386	3.8
Vulnerable household member: Physical disability	46	8.6	434	4.3
Vulnerable household member: Mental illness/learning disability	34	6.3	679	0.0 6.8
Young person at risk: 18-20 yrs old	8	1.5	188	1.9
Young person at risk: 16-17 yrs old	65	12.1	985	9.8
Threat/Cases of domestic violence	27	5.0	1,310	13.0
Homeless after leaving armed forces	4	0.7	43	0.4
A former prisoner	32	6.0	785	7.8
Other	5	0.9	397	4.0
Household homeless in emergency	6	1.1	68	0.7
Total	537	100.0	10,040	100.0

Source: Stats Wales

Table 49: Homeless Reasons

	2002/3	2003/4	2004/5	2005/6
Rent Arrears – HA	0	0	0	0
Racial Violence / Harassment	2	1	0	0
Rent Arrears – LA	0	1	1	6
Rent Arrears – PRS	3	1	11	4
Mortgage Arrears	4	8	3	5
Other	10	5	5	2
Other Violence / Harassment	5	21	12	14
Leaving Institutional Care	20	20	33	55
Relationship Breakdown	78	107	105	103
Parents / Relatives / Friends no longer able to accommodate	117	193	173	136
Other Loss of Rented / Tied Accommodation	102	167	188	179
Total	341	524	531	504

Figure 12: Applications as Homeless

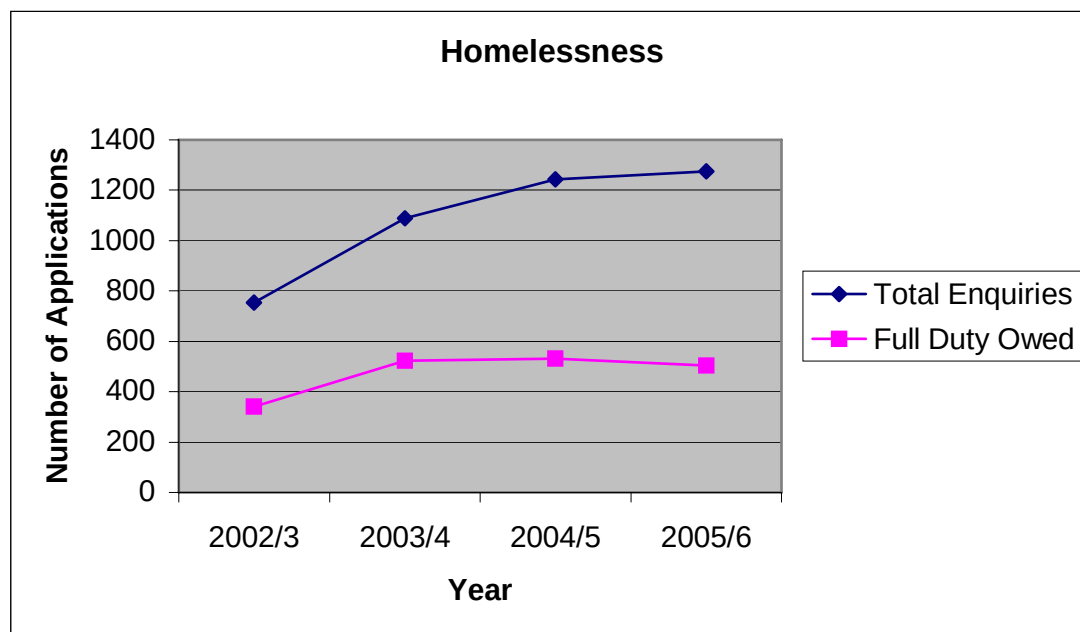
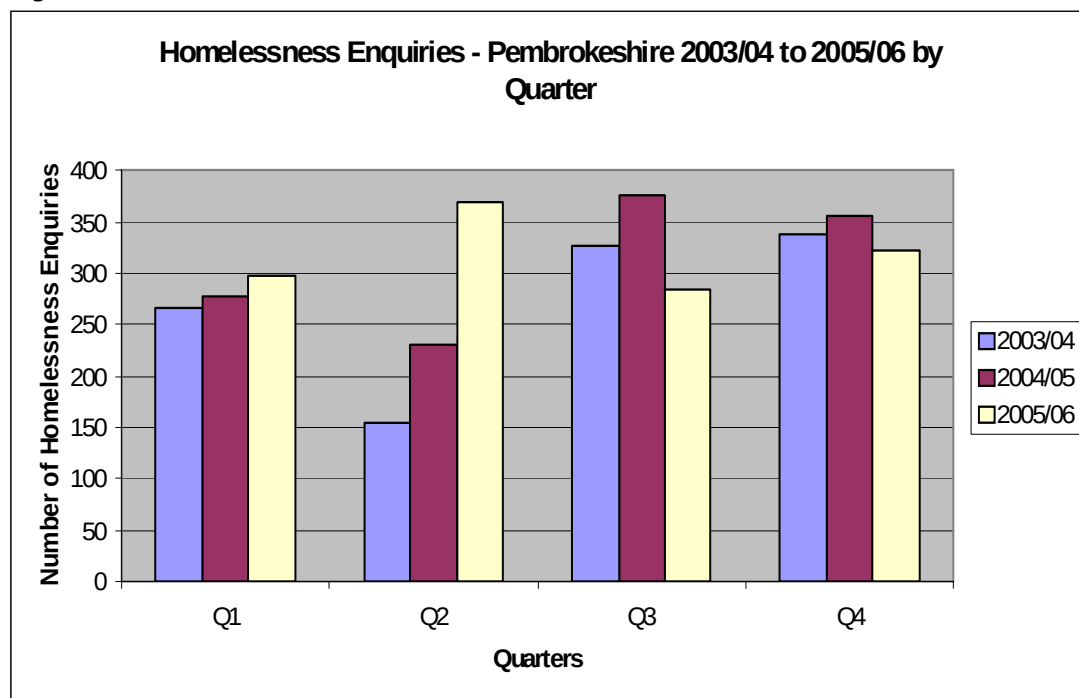


Figure 13



Data Gaps and Uncertainties

Data for previous years in “Homelessness type” and “Households found to be eligible for assistance, unintentionally homeless and in priority need”.

Following the introduction of new data recording, it is anticipated that more detailed analysis by area will be possible in future years.

Source:

Stats Wales

Pembrokeshire County Council Draft Local Housing Market Assessment

Access to services

Pembrokeshire County Council produced an Access to Services Report in April 2006 following a survey asking for residents’ perception of ease of access to a range of services.

This table summarises the perception of access to each of the services given in the survey. Every service is more accessible to the urban population with schools, open space and pharmacies the most accessible services to all. Civic amenity sites, on the other hand, are considered relatively hard to reach by all.

Table 50

Accessibility. Very easy or fairly easy	Low difference in rural/urban	High difference in rural/urban
90%+	Local Schools Park / open space Pharmacy	Shopping facilities GP
80% - 89%	Recycling facilities Place of work Sport or Leisure centre	Library Public transport
70% - 79%	Civic amenity site	Council Office Childcare Local Hospital Cultural facility

Source: Pembrokeshire County Council internal report - Access to Services Report 2006

Welsh Language

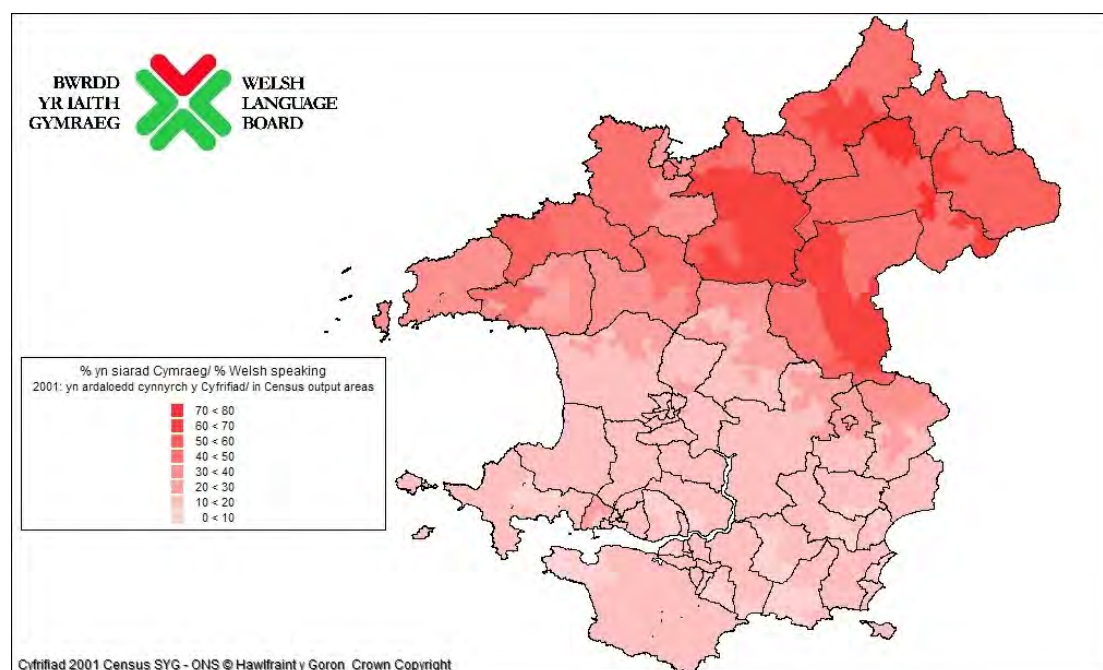
The 2001 Census asked the 110,182 residents aged over 3 years to describe their level of Welsh knowledge:

Table 51

Level of ability	Pembrokeshire		Wales	
	<i>Number of persons</i>	<i>Percentage of population</i>	<i>Number of persons</i>	<i>Percentage of population</i>
<i>Understands spoken Welsh</i>	26,915	24.43%	661,526	23.58%
<i>Speaks Welsh</i>	23,967	21.75%	582,368	20.76%
<i>Reads Welsh</i>	22,006	19.97%	567,152	20.21%
<i>Writes Welsh</i>	19,360	17.57%	495,519	17.66%
<i>Speaks, reads or writes Welsh</i>	26,358	23.92%	659,301	23.50%

In the last decade, the County has moved up three places to become the 8th highest in Wales in terms of the percentage of Welsh speakers, and this reflects the growing interest in the language and culture within Pembrokeshire.

Figure 14



Source: 2001 Census data

Bwrdd yr Iaith Gymraeg / Welsh Language Board:

<http://www.bwrdd-yr-iaith.org.uk/cynnwys.php?cID=&pID=109&nID=197&langID=2>

Crime - British Crime Survey

The Pembrokeshire Monthly Performance Monitoring Summary for April 2007 included the following table, summarising crime statistics throughout the County during the preceding 12 months.

Table 52: Crime statistics

Crime Type	Baseline 03/04	April 05 – March 06	April 06 – March 07	Change from baseline
BCS* Comparator Crime	4036	4448	4600	Up 14%
Criminal Damage	1840	2324	2289	Up 24%
Wounding (serious and other)	1108	1010	1003	Down 9%
Theft from a vehicle	323	309	405	Up 25%
Theft or unauthorised taking of a vehicle	97	134	122	Up 26%
Domestic Burglary	179	172	173	Down 3%
Common Assault (inc. PC)	372	362	478	Up 28%
Vehicle Interference	19	31	32	Up 68%
Theft or unauthorised taking of a Cycle	72	69	56	Down 22%
Theft from the person	17	27	27	Up 59%
Robbery of personal property	9	10	15	Up 67%

* BCS – British Crime Survey

The BCS measures the amount of crime in England and Wales. This includes crimes which may not have been reported to the police, or recorded by them. It thus provides an important alternative to police recorded crime statistics. Without the BCS the government would have no information on these unreported crimes. The BCS also helps identify those most at risk of different types of crime. This is used in designing and informing crime prevention programmes. It is also used to assess people's attitudes to crime and towards the Criminal Justice System. It is one of the major sources of information about levels of crime, public attitudes to crime and other Home Office issues.

Fear of crime surveys:

% of Pembrokeshire residents who “feel safe living in Pembrokeshire”

2004/05 - 86% (Residents Survey based on the percentage of people disagreeing with the statement “I often do not feel safe living in this area”)

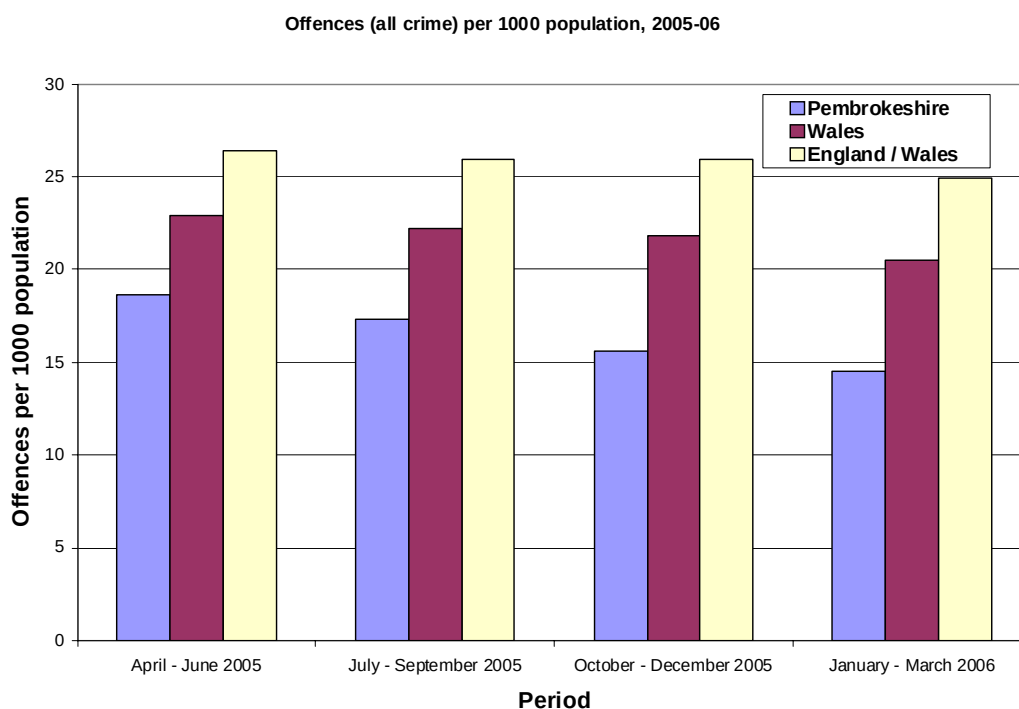
2005/06 - 94%

2006/07 - 94%

Source:

Pembrokeshire residents' survey and Citizens' panel

Figure 15: Offences per 1000 population in Pembrokeshire, Wales and England/Wales – All crime



Source: British Crime Survey, April 2005 – March 2006

<http://www.crimestatistics.org.uk/tool/Default.asp?region=5&force=16&cdrp=168&l1=0&l2=0&l3=0&sub=0&v=36>

Table 53: British Crime Survey results for various crimes (offences)

Crime	Pembrokeshire		Wales	
	Apr 05 – Mar 06	Apr 06 – Mar 07	Apr 05 – Mar 06	Apr 06 – Mar 07
Theft of a motor vehicle	135	120	11,695	11,312
Theft from a motor vehicle	318	403	26,115	25,307
Burglary in a dwelling	171	178	10,010	10,578
Violent against the person	1,897	2,045	52,595	53,667
Robbery	9	17	1,137	1,354
Criminal damage including arson	2,331	2,274	64,044	65,053

Source: ONS

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?adminCompAndTimeId=21471%3A256&a=3&b=276866&c=pembrokeshire&d=13&r=1&e=3&f=21467&o=171&g=415946&i=1001x1003x1004x1005&l=904&m=0&s=1209479855457&enc=1>)

Crime Reduction Targets

The Home Office wishes to see national crime levels reduce by 15% from 2003/2004 figures by 2008. Although the overall crime rate within Pembrokeshire is low, local reduction targets are being negotiated with the Welsh Government.

Pembrokeshire consistently records lower figures than the national average, though the range varies across periods more than at national level. Criminal damage, theft of and from vehicles and violence against persons constitute the highest proportion of criminal offences which is a similar picture at a national level.

Source: Home Office Crime Statistics -

<http://www.crimestatistics.org.uk/tool/Default.asp?region=5&force=16&cdrp=168&l1=0&l2=0&l3=0&sub=0&v=36> – accessed 14 January 2008

Pembrokeshire Voice survey on crime and disorder

Questions on crime and disorder were asked in the Pembrokeshire Voice survey:

- How do you think levels of crime and disorder in your area compare to the UK average?
47% of people said that they felt fairly safe walking alone in their area after dark, 26% felt very safe and 13% said they did not go out alone. 9% felt fairly unsafe, 3% said they were not sure and 2% felt very unsafe.
- How safe do you feel walking alone in your area after dark?
80% of people thought that the levels of crime and disorder in their area were lower or much lower than the UK average. 9% believed levels were about the same, 8% of people said they did not know and 3% felt they were higher or much higher.

Source: Pembrokeshire Voice, February 2007

Miscellaneous Crime Reference Sources:

PCC Corporate & Improvement Plan 2007/08

PCC Pembrokeshire Monthly Performance Monitoring Summary

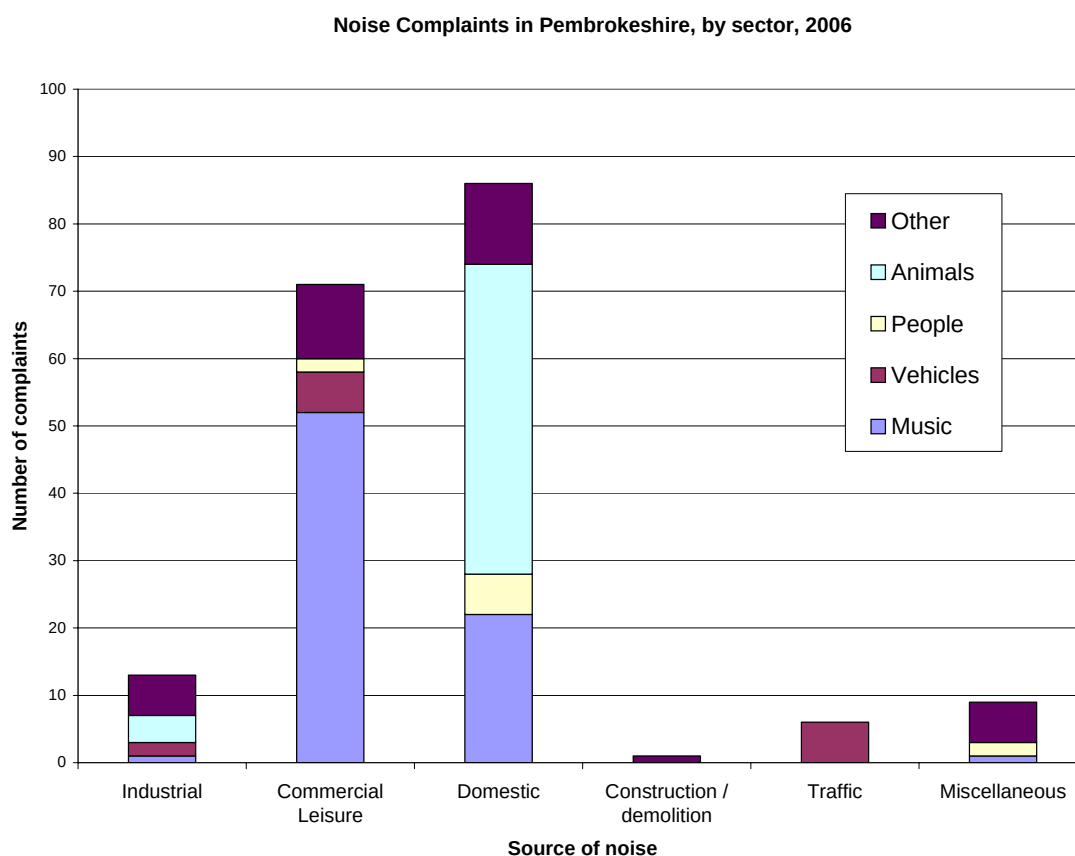
Home Office Crime Statistics -

<http://www.crimestatistics.org.uk/tool/Default.asp?region=5&force=16&cdrp=168&l1=0&l2=0&l3=0&sub=0&v=36> – accessed 14 January 2008

Noise

In 2006, Pembrokeshire County Council received 186 complaints regarding 181 incidents of excessive noise, all of which were resolved. The following chart shows that the vast majority of cases occurred in Commercial Leisure or Domestic sectors.

Figure 16: Noise complaints



Source:

Pembrokeshire County Council – Public Protection Division annual results 2006

6. Economy

A number of indicators of the economy and industry in Pembrokeshire are given in this section which relate to the **whole of the County** including the areas in the National Park.

Economic Activity

Table 54: Economic activity statistics for Pembrokeshire, 2005

2005	Pembrokeshire (numbers)	Pembrokeshire (% of population aged 16-64)	Wales (% of population aged 16-64)
All people			
Economically active	51,400	76.8	75.2
In employment	48,100	71.9	71.2
Employees	38,700	57.8	62.1
Self employed	9,100	13.6	8.5
Unemployed	3,300	6.5	5.3
Males			
Economically active	27,800	80.8	79.0
In employment	26,000	75.7	74.1
Employees	18,900	55.0	61.0
Self employed	7,000	20.3	12.6
Unemployed	1,800	6.4	6.1
Females			
Economically active	23,700	72.7	71.2
In employment	22,100	67.9	68.2
Employees	19,800	60.8	63.2
Self employed	2,100	6.6	4.3
Unemployed	1,600	6.6	4.3

Table 55: Economic activity statistics for Pembrokeshire, 2006

2006	Pembrokeshire (numbers)	Pembrokeshire (% of population aged 16-64)	Wales (% of population aged 16-64)
All people			
Economically active	54,900	77.3	75.1
In employment	51,800	72.8	71.1
Employees	42,300	60.6	62.0
Self employed	8,800	11.6	8.6
Unemployed	2,700	5.0	5.2
Males			
Economically active	30,000	83.2	78.9
In employment	28,400	78.6	74.3
Employees	21,600	61.1	61.2
Self employed	6,700	17.6	12.6
Unemployed	1,600	5.5	5.8
Females			
Economically active	24,900	71.0	71.2
In employment	23,400	66.5	67.8
Employees	20,800	60.2	62.8
Self employed	2,100	5.4	4.5
Unemployed	1,500	6.1	4.5

Table 56: Economic activity statistics for Pembrokeshire, July 2006 to June 2007

July 2006- June 2007	Pembrokeshire (numbers)	Pembrokeshire (% of population aged 16-64)	Wales (% of population aged 16-64)
All people			
Economically active	56,500	78.8	75.2
In employment	54,200	75.7	71.1
Employees	44,800	64.0	61.8
Self employed	8,900	11.3	8.7
Unemployed	2,300	4.1	5.4
Males			
Economically active	30,400	84.3	78.9
In employment	29,200	81.1	74.2
Employees	22,600	64.3	61.0
Self employed	6,500	16.7	12.5
Unemployed	1,200	4.0	5.9
Females			
Economically active	26,000	73.0	71.4
In employment	25,000	70.0	67.8
Employees	22,200	63.6	62.6
Self employed	2,400	5.6	4.6
Unemployed	1,000	4.0	4.9

Source:

Official Labour Market Statistics - www.nomisweb.co.uk based on ONS annual population surveys data. Last accessed December 2007.

Economically active tables

Employee jobs

The following table provides details of employee jobs in Pembrokeshire by sector, with a comparison to the Welsh average in 2006. Employee jobs do not include self-employed workers, government-sponsored trainees or members of the Armed Forces.

Table 57

2006	Pembrokeshire (numbers)	Pembrokeshire (% of population aged 16-64)	Wales (% of population aged 16-64)
Total employee jobs	39,900	-	-
Full-time	24,300	60.9	68.9
Part-time	15,600	39.1	31.1
Employee jobs by industry			
Manufacturing	3,000	7.4	10.9
Construction	3,100	7.7	4.8
Services	33,400	83.6	82.9
- Distribution, hotels & restaurants	12,600	31.4	23.5
- Transport & communications	2,200	5.5	5.9
- Finance, IT, other business activities	3,600	9.0	21.2
- Public admin, education & health	12,700	31.7	26.9
- Other services	2,400	5.9	5.4
Tourism-related†	5,900	14.8	8.3

- Data unavailable

† Tourism consists of industries that are also part of the services industry

Notes: % is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces

Source: ONS annual business inquiry employee analysis

Source:

Official Labour Market Statistics - last accessed 26 February 2008:

<https://www.nomisweb.co.uk/reports/lmp/la/2038432114/report.aspx#tabjobs>

Number of people working from home

Table 58

	Pembrokeshire		Wales
	Number	%	%
All people†	44,897	-	-
Works mainly at or from home#	7,377	16.4	9.7

† All people aged 16 to 74, who were usually resident in the area at the time of the 2001 Census, and were in employment.

All people aged 16 to 74, who were usually resident in the area at the time of the 2001 Census, and worked mainly at or from home.

The percentage of people who work mainly at or from home (16.4%) is higher than the proportion in Wales (9.7%).

Source

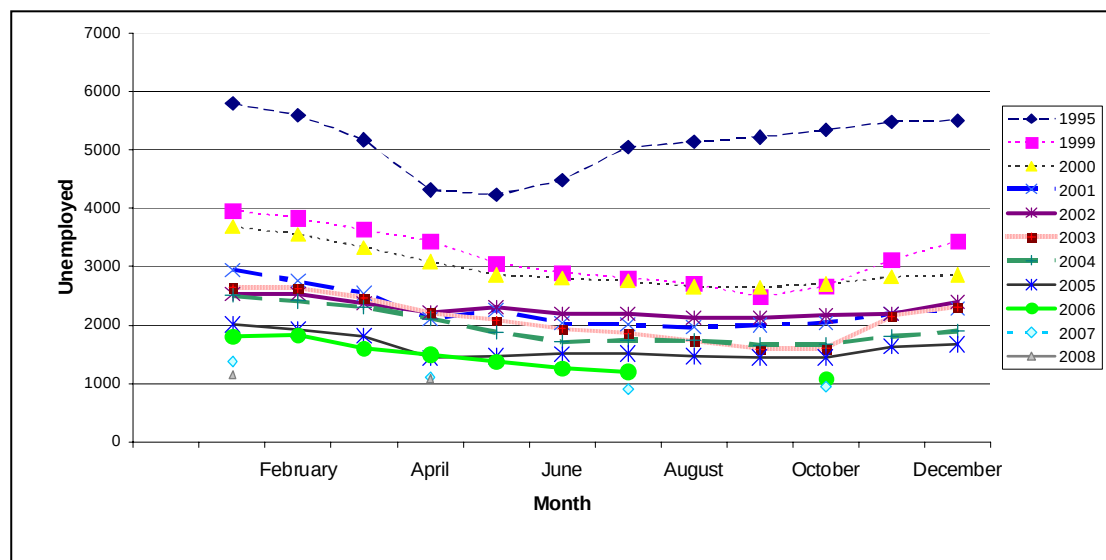
Census, ONS, Distance travelled to work (UV35), 2001

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=3&b=276866&c=pembrokeshire&d=13&e=9&g=415946&i=1001x1003x1004&m=0&r=1&s=1209135352187&enc=1&dsFamilyId=121>

Unemployment & economic inactivity

Number of unemployment claimants in Pembrokeshire, by month and year from 1995 to 2008 (note that only quarterly data available from January 2006):

Figure 17



Source: Data extrapolated from Nomis:

https://www.nomisweb.co.uk/reports/lmp/la/2038432114/subreports/jsa_time_series/report.aspx

The diagram also illustrates that seasonal unemployment, previously a major factor in winter unemployment rates, has become less pronounced in recent years.

Economically inactive

Table 59: % of people of working age who are economically inactive in Pembrokeshire, 2006 and Jul 2006 – June 2007 (Nomis)

	Pembrokeshire (numbers)		Pembrokeshire (% of population aged 16-64)		Wales (% of population aged 16-64)	
	2006	2007	2006	2007	2006	2007
All people						
Economically inactive	15,200	14,300	22.7	21.2	24.9	24.8
Wanting a job	3,300	2,300	4.8	3.4	5.8	5.5
Not wanting a job	12,000	12,000	17.9	17.8	19.1	19.3
Males						
Economically inactive	5,800	5,500	16.8	15.7	21.1	21.1
Wanting a job	1,500	900	4.3	2.7	4.9	4.8
Not wanting a job	4,300	4,500	12.5	13.0	16.2	16.3
Females						
Economically inactive	9,500	8,800	29.0	27.0	28.8	28.6
Wanting a job	1,800	1,400	5.4	4.2	6.7	6.2
Not wanting a job	7,700	7,500	23.6	22.8	22.2	22.5

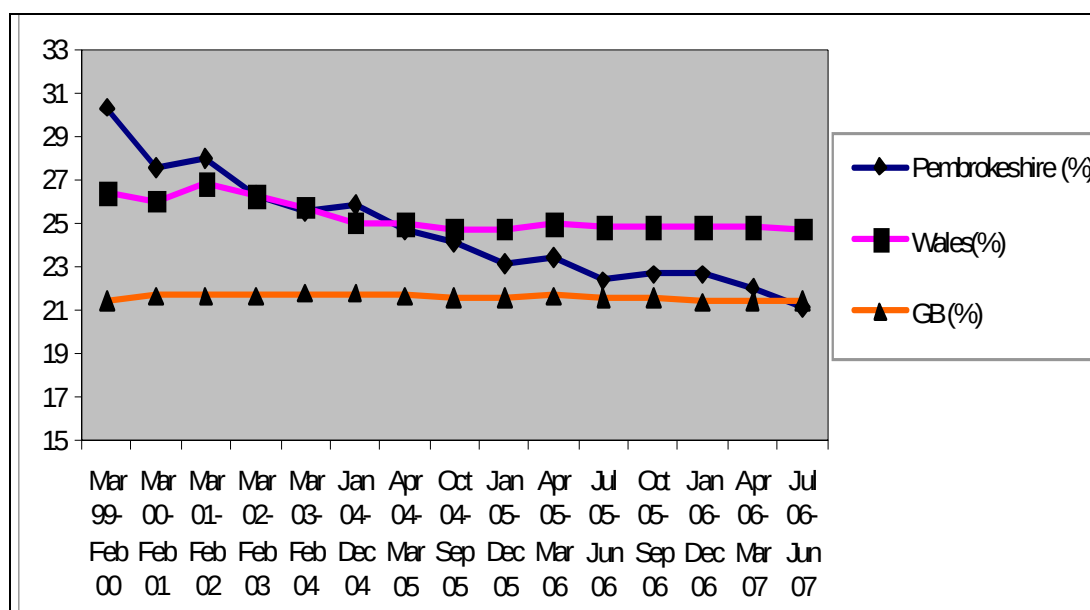
Notes: Numbers and % are for those of working age
% is a proportion of total working age population

Economically inactive: People who are neither in employment nor unemployed. This group includes, for example, all those who were looking after a home or retired.

Wanting a job: People not in employment who want a job but are not classed as unemployed because they have either not sought work in the last four weeks or are not available to start work.

Not wanting a job: People who are neither in employment nor unemployed and who do not want a job.

Figure 18: Percentage of population aged 16-64 economically inactive in Pembrokeshire, Wales and Great Britain, 1999/00 – 2006/07



Source: Extrapolated from Nomis

https://www.nomisweb.co.uk/reports/lmp/la/2038432114/subreports/einact_time_series/report.aspx

Other sources:

Pembrokeshire Advance – Rural Development Plan 2007-2013, Part D

Official Labour Market Statistics: <https://www.nomisweb.co.uk/reports/lmp/la/2038432114/tabjobs>

Employment Land availability

Table 60: Total area of employment land in Pembrokeshire, annually, by hectare

	Allocated	Not Allocated	Total
Total site area, 2000	771.85	529.72	1301.57
Total site area, 2003	727.96	517.36	1245.32
Total site area, 2005	718.98	556.42	1275.4

The slight increase in 'Not Allocated' land from 2003 to 2005 was caused largely by the recalculation of the size of the PetroPlus site, from 150.8 ha to 195.1 ha.

Source

Internal PCC Report - Employment Sites Report Comparison of 2000, 2003 and 2005 Survey Data. May 2006.

Income

Table 61: Average gross hourly and weekly pay in Pembrokeshire and Wales by residence, in 2006 and 2007

YEAR	Earnings by residence	<u>Hourly pay</u>		<u>Gross weekly pay</u>	
		Pembrokeshire	Wales	Pembrokeshire	Wales
2006	Full time workers	£9.17	£10.10	£367.50	£404.20
	Male	£9.62	£10.80	£424.20	£447.30
	Female	£7.96	£9.29	£305.80	£350.10
2007	Full time workers	£9.08	£10.40	£369.70	£415.50
	Male	£9.13	£10.91	£380.90	£450.00
	Female	#	£9.78	£351.80	£362.10

Sample size too small for reliable estimate. Does not include self employed

Nomis

Time series data extrapolated from:

https://www.nomisweb.co.uk/reports/lmp/la/2038432114/subreports/asher_time_series/report.aspx

Sources:

Official Labour Market Statistics:

<https://www.nomisweb.co.uk/reports/lmp/la/2038432114/report.aspx#tabearn>

Pembrokeshire Advance - Rural Development Plan 2007 – 2013, Part D

Labour Demand

'Jobs density' is a ratio of total jobs available to population aged 16-64. Total jobs includes employees, self-employed workers, government-sponsored trainees and members of HM Armed Forces.

Table 62: Jobs density in Pembrokeshire, Wales and G.B.

	Pembrokeshire (density)	Wales (density)	Great Britain (density)
2005	0.79	0.78	0.84
2001	0.75	0.73	0.82

Source:

Official Labour Market Statistics, based on ONS Census and population survey data

Stock of VAT Registered Businesses

Table 63: The number of VAT registered businesses in Pembrokeshire at the beginning of recent years and the annual net loss / gain of registrations

	VAT Registered Business per Year			
	2004	2005	2006	2007
Stock at 1 January	4975	4895	5135	5165
Net loss / gain	N/A	-80	+ 240	+30

A breakdown of the sectoral structure of Pembrokeshire's VAT registered businesses is given below, for the year 2005, with percentage comparison to Wales.

Table 64: Sectoral structure of VAT registered businesses

Sector	Pembrokeshire		Wales
	Number	% of all VAT registered businesses	% of all VAT registered businesses
ALL	4,895	100.0	100.0
Agriculture, hunting, forestry & fishing	1,665	34.0	19.9
Mining, quarrying, and electricity, gas and water supply	10	0.2	0.1
Manufacturing	240	4.9	7.3
Construction	515	10.5	11.5
Wholesale, retail trades & motor trades	865	17.7	21.0
Hotels and restaurants	565	11.6	9.5
Transport, storage & communications	135	2.8	4.4
Financial intermediation	5	0.1	0.4
Real estate, renting & business activities	580	11.9	18.5
Public admin, defence, compulsory social security and other	265	5.4	6.0
Education, health and social work	45	0.9	1.4

Sources: Pembrokeshire Advance - Rural Development Plan 2007-2013, Part D

StatsWales -

<http://www.statswales.wales.gov.uk/TableViewer/tableView.aspx?ReportId=111>

Industrial Structure

Table 65: Size of enterprises by quantity and percentage in Pembrokeshire and Wales, 2006

Size	Pembrokeshire		Wales	
	Number of enterprises	% of total enterprises	Number of enterprises	% of total enterprises
All Enterprises	11,865	100	190,420	100.0
Micro (0 – 9 employees)	11,220	94.5	179,855	94.5
Small (10 – 49 employees)	390	3.3	7,065	3.7
Medium (50 – 249 employees)	80	0.7	1,890	1.0
Large (250+ employees)	175	1.5	1,615	0.8

Source:

Stats Wales, last accessed 27th February 2008:

<http://www.statswales.wales.gov.uk/TableViewer/tableView.aspx?ReportId=1694>

Wealth Creation

Indicators for wealth creation specifically in Pembrokeshire are not available – Pembrokeshire is bracketed with Carmarthenshire and Ceredigion as South West Wales. Wealth creation is measured by Gross Value Added (GVA) per capita. GVA measures the contribution to the economy of each individual producer, industry or sector in the United Kingdom.

Table 66: Gross Value Added (GVA) per capita at current basic prices, 2002-2005 (£)

Year	South West Wales	Wales
2002	9,192	11,980
2003	9,601	12,633
2004	10,033	13,316
2005		13,813
2006		14,396

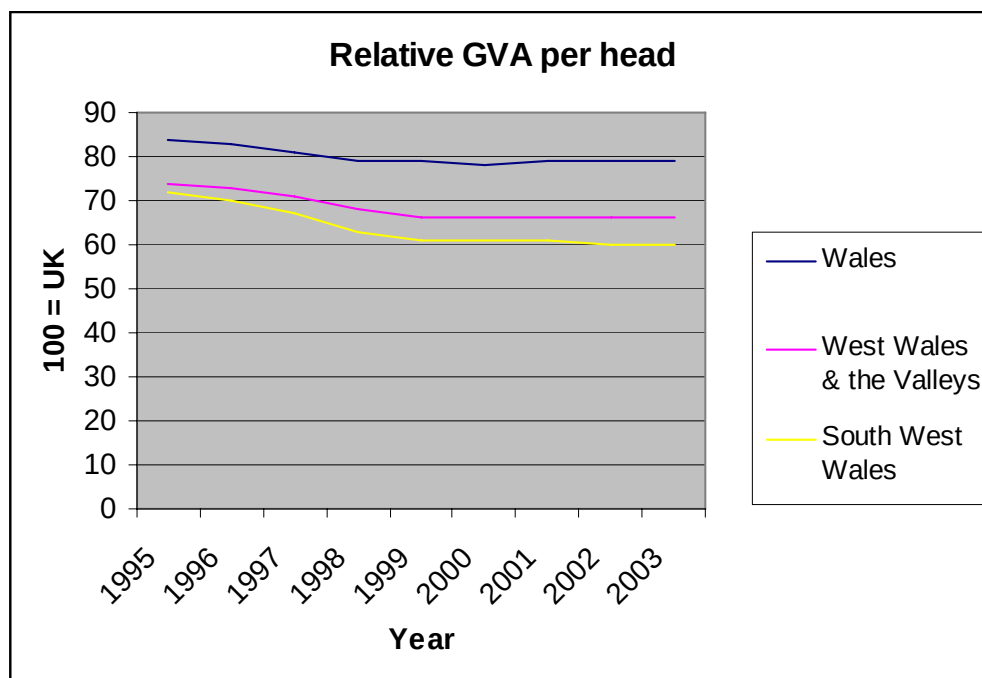
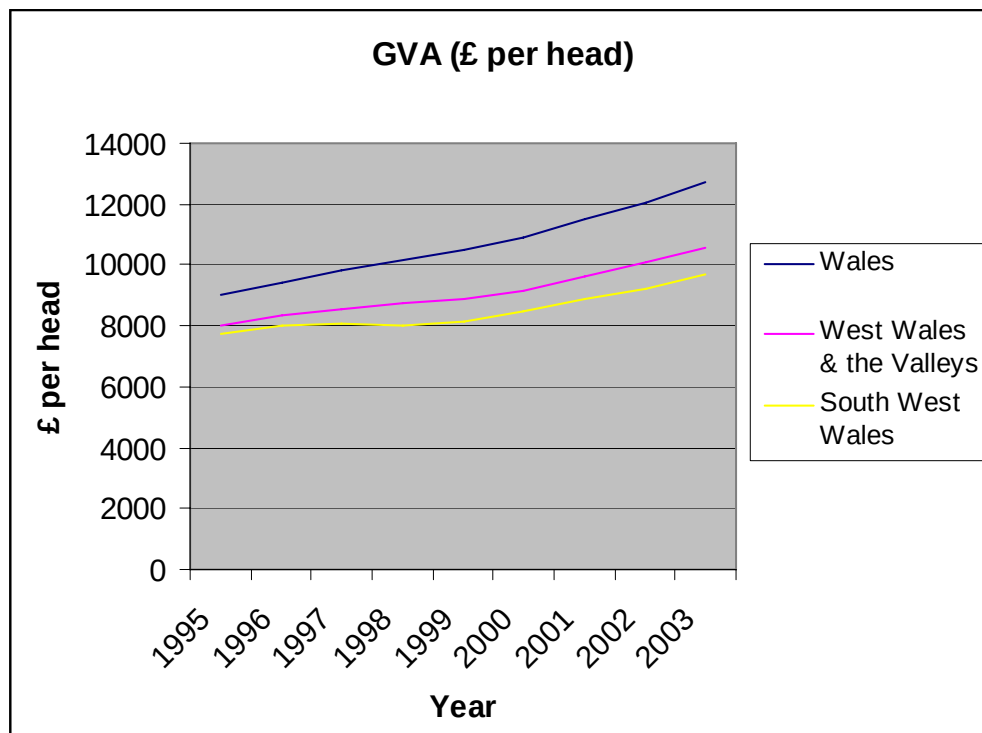
Table 67: WSP - ONS, Regional GVA December 2006

	Year	1999	2000	2001	2002	2003	2004
Measure	Area						
£ million	Wales	30595	31744	33416	35024	37115	39316
	West Wales and the Valleys	16545	17039	17823	18657	19716	20870
	East Wales	14050	14705	15593	16366	17399	18447
£ per head	Wales	10548	10920	11482	11980	12633	13316
	West Wales and the Valleys	8932	9195	9610	10029	10556	11126
	East Wales	13404	13954	14772	15397	16256	17133
Index (UK=100)	Wales	79	79	79	78	78	78
	West Wales and the Valleys	67	66	66	65	65	65
	East Wales	100	100	101	100	100	100

Source: [000300] Sub-regional Gross Value Added (GVA), by Welsh NUTS2 area (Welsh NUTS areas) NS ETES3, Welsh Government

As may be seen from the graphs below, whilst this is rising in absolute terms, it is declining in comparison to the UK average.

Figure 19: GVA per head 1995-2003 and relative GVA per head



The reasons behind these figures are highly complex and inter-related. In broad terms, however, low GDP per head in Pembrokeshire is the result of a combination of the following key factors:

- Ageing population structure

- 32% of all those aged 16+ are over retirement age (this compares with 25% for Wales as a whole)
- Low value added economy
 - Over-reliance on primary sectors
- Domination of micro-businesses in a small and peripheral economy
 - Over 94% of businesses employ fewer than 10 people, but have restricted scope for expansion due to limited local markets and Pembrokeshire's distance from other markets
- Pembrokeshire's peripheral location and distance from major markets mean that it is difficult for the County to benefit from the agglomeration effects associated with so-called "city regions".

Source: *Pembrokeshire Advance - Rural Development Plan 2007-2013, Part D.*

Data Gaps and Uncertainties

Pembrokeshire GVA data is unavailable.

Sources:

ONS, Regional GVA December 2006
Stats Wales

Agriculture**Land Area and Usage**

Wales - Approximately 2 million hectares of land
Of which 81% is rural

Pembrokeshire - 170,000 hectares
125,752 hectares (74%) is rural
Of which 60% is permanent grassland and 26% is arable
3,591 agriculture holdings employ a labour force of 5,862 owners and employees, which has decreased from 11,000 in 1911.

Farms and farming related occupations provide 7,000 jobs in Pembrokeshire.

Employment Trends and Business Prospects

In the current economic climate, employment prospects within the land-based industries are poor. This lack of opportunity coupled with low incomes, has resulted in the younger generation migrating from rural areas in search of employment. As a consequence, the age structure of the rural population has deteriorated. The recent trend towards aggregation of farm holdings resulting in an increase in the number of large holdings and a decline in the availability of smaller holdings also makes it harder for young people to enter the industry. Unless these, and other, problems are resolved the sustainability of agriculture and the rural economy is in jeopardy. (The Road to Recovery for Rural Wales – the FUW Manifesto 2003). A demand for higher yields and greater profitability has fuelled the experimentation with genetic modification of crops and stock and raising public fears for the environmental implications.

Source: Pembrokeshire Coastal Forum – Topic Papers – Agriculture Rural Land Use (August 2003)

Agri-environment schemes

EU Common Agriculture Policy – Objective 1 programme for Wales
June 2003 – EC moved away from production related subsidy due to problems including over grazing, intensified use of fertilizers and increasing animal health risks.

A large proportion of Pembrokeshire is classified as an ESA (Environmentally Sensitive Area) which are designated under Section 18 of the Agriculture Act 1986. Its objective is to protect and enhance the environment through encouraging environmentally beneficial agricultural practices. Incentive payments are made under the Tir-Gofal scheme covering all of Wales.

Diversification of the rural economy occurs through the re-use of buildings for new houses. Schemes that currently operate are as follows:

- Tir-Mynydd – replaced Hill Livestock Compensatory Allowance as a method of supporting farmers in less favoured areas.
- Single Payment Scheme – introduced the 1st January 2005 it replaced most livestock and crop payment schemes, it breaks from traditional

production led payments. Recipients must show that they are keeping their land in good condition.

- Farm Improvement Grant (FIG) – Capital grant aimed at improving farm holdings, available through the Farming Connect Service.
- Farm Enterprise Grant (FEG) – Available for on farm diversification, available through the Farming Connect Service.
- Environmentally Sensitive Area (ESA) Scheme – helps farmers in ESA's whilst maintaining and protecting the landscape.
- Tir-Gofal – Encourage farmers to maintain the agricultural landscape and wildlife. The scheme also intends to improve public access to the working countryside and provide education and training opportunities.
- Tir-Cynnal – Entry level agri-environment scheme aiming to broaden opportunities for farmers wishing to take part in agri-environment schemes, also acts as a feeder for Tir-Gofal scheme.
- Habitat Scheme – Helps farmers protect and enhance the wildlife value of specifically important habitats in Wales.
- Organic Farming Scheme – Helping farmers convert to organic farming.
- Farm Woodland Premium Scheme – Payments for farmers who convert agricultural land to woodland.

Trends

The number of agri-environment schemes has increased over recent years enabling farmers to find alternate sources of incomes which help maintain the numbers in farming. Farms can be expected to continue taking part in these schemes as traditional farming practices become less profitable. Diversification levels and range are therefore likely to increase in the rural economy.

Source:

Welsh Agricultural Statistics 2006

Tourism

Table 68: Volume and value of tourism in Pembrokeshire – Summary

	CAMBRIDGE 2003	STEAM 2003	CAMBRIDGE 2004	STEAM 2004
Visitor trips				
Staying trips	1,153,000	*	1,209,000	
Tourism/leisure day trips	2,100,000	2,025,000	2,173,000	1,875,000
Total visitor nights	5,100,000	10,565,000	5,377,000	10,732,000
Total visitor days	7,200,000	12,590,000	7,550,000	12,607,000
Visitor spend				
Direct visitor spend	£262,000,000	*	£292,712,000	
Indirect and induced spend	£81,000,000	*	£70,091,000	
Total visitor spend	£343,000,000	£423,000,000	£362,803,000	£450,300,000
Employment				
Total FTE jobs supported by tourism	6,139	*	6415	16,105

2005 – STEAM Model (Scarborough Tourism Economic Activity Monitor)

Total tourism trips (staying and day visitors) - 4,140,000

Total tourism spending - £449,200,000

FTE jobs supported by tourism - 15,964

Data Gaps and Uncertainties

Data is derived from commercially run models which differ hugely in their outputs, despite having the same local inputs in terms of bedspace criteria, occupancy etc, and are at best indicative and in no way definitive. The reality is probably somewhere between the two. The most recent figures are for 2005 (from the STEAM model).

Source

PCC Tourism Strategy.

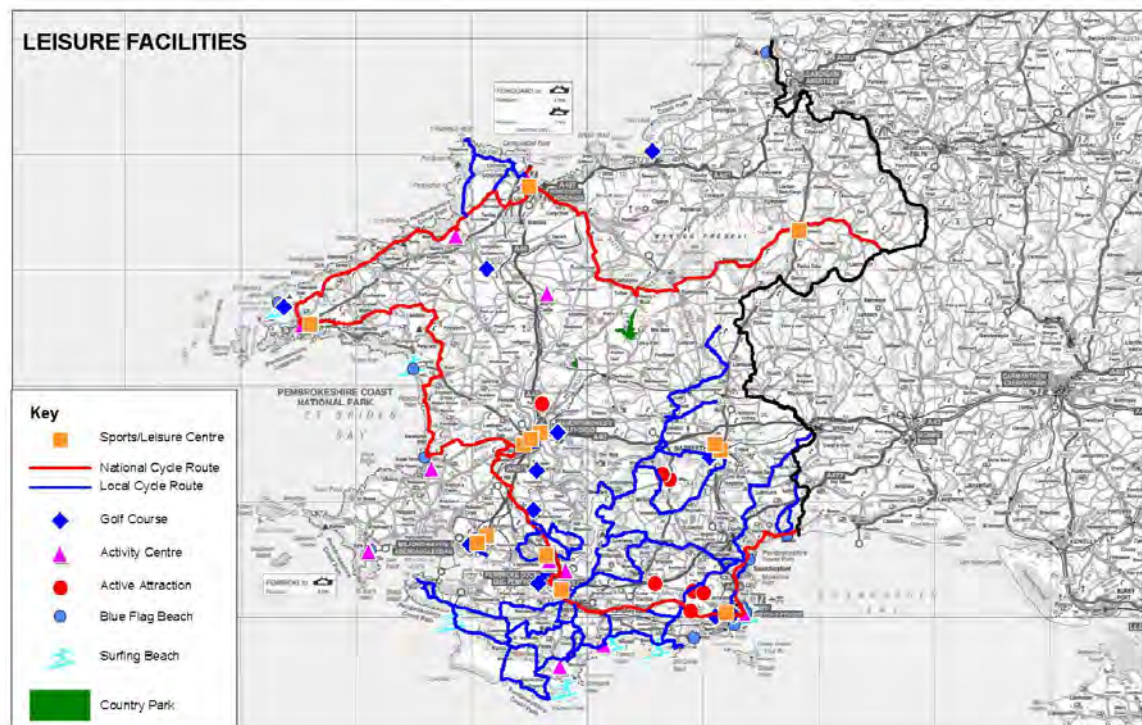
Recreation Facilities

Pembrokeshire County Council operate:

- 6 Multi Activity Leisure Facilities
- 3 Swimming Pools
- 5 Modern Fitness Suites
- 4 Artificial Turf Pitches
- 1 Indoor Bowls Hall
- Outdoor Tennis Courts
- Indoor Tennis Centre
- Athletics Track

Plus other school and community based indoor and outdoor facilities (Figure 20).

Figure 20



Source: Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007

Table 69: Visitors using Leisure Centres

Year	Number
2004/05	984,000
2005/06	1,195,000
2006/07	1,318,000
2007/08 (Projected number)	1,357,000

Table: Health Care and Well-being Strategy 2008-2011 – Needs Assessment Report 2007

Sports Participation in the Community

Table 70: % of the Adult population (aged 18+) participating in moderately intense exercise for at least 30 minutes daily on 5 days of each week:

2004/05	2005/06	2006/07
42%	42%	42%

Source: Pembrokeshire County Council Corporate & Improvement Plan 07/08

Percentage of adults that are members of a sports club:

2003/04 – 17%

2004/05 – 17%

2005/06 – 17%

A target of 19% was set for 2006-07 (Pembrokeshire County Council C & I Plan 06/07).

Comparators

Wales: WG has launched 'Climbing Higher' to increase sport participation rates, with dedicated schemes to increase community participation. Spending has grown 250% since 1999.

Sources:

PCC Corporate & Improvement Plan 2006/07

PCC Corporate & Improvement Plan 2007/08

Welsh Government - www.wales.gov.uk

Rights of way

When the figures from the WPI and Town and Community Council surveys between 2002 and 2005 were combined (and double entries removed) a total of 23% of the network had been surveyed. The table below summarizes the position at 2005.

Table 71

	Length of right of way (m)	% of paths surveyed
Paths open and signed	254,169	47%
Paths open but not signed	78,976	15%
Paths closed but signed	26,881	5%
Paths closed and not signed	177,957	33%
Total open	333,145	62%
Total closed	204,838	38%
Total surveyed	537,983	(100%)

The Pembrokeshire Coast National Park Authority surveyed the whole inland network in the National Park, checking which paths were open and met CCW criteria. The Pembrokeshire Coast Path itself was not included, but permissive paths were. The results are summarized below:

Table 72

	Length of right of way and permissive path (m)	% of paths surveyed
Open	878,106	83.5%
Closed	172,533	16.5%
Total surveyed	1050,639	(100%)

Source: Rights of Way Improvement Plan for Pembrokeshire (ROWIP) 2007-2017

In 2002, CCW commissioned a countrywide sample survey of rights of way, looking at a wide variety of issues, including the signing and ease of use performance indicators. Some of the results are summarised below:

Table 73

	Signed	Open
Pembrokeshire County Council	39.7%	23%
Pembrokeshire Coast National Park Authority	54.7%	55%
Wales	41.9%	46%

Source: Rights of Way Improvement Plan for Pembrokeshire (ROWIP) 2007-2017

Performance monitoring indicated that 63% of paths in the County were open in 2006/07.

Data Gaps and Uncertainties

Just 23% of network surveyed and represented in data for PCC.

Source:

Rights of Way Improvement Plan for Pembrokeshire (ROWIP) 2007-2017

Communications and Utilities

Water & Sewerage

Waste water – Dwr Cymru Welsh Water has numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchments (sewer network & WWTW) and may need to be upgraded as required to accommodate future growth (Dwr Cymru Welsh Water).

Broadband, Digital Television and Radio Coverage

The area's ICT links are a key factor in its competitiveness and have the potential to reduce the need to travel. Although nearly all exchanges are now enabled for broadband, there are significant constraints on geographical coverage, capacity and cost. It is crucial to develop bandwidth and coverage, and to encourage competition between suppliers, so that the area has access to competitively priced, high specification broadband. Wireless broadband opportunities need to be exploited as part of this. More work is needed to increase take-up of ICT applications by local business and by the public more generally. A programme of action on ICT will be developed (WSP

Pembrokeshire Haven,

<http://new.wales.gov.uk/about/strategy/spatial/pembrokeshire/Pembsinterim/accessible/?lang=en>).

Consultation on broadband and mobile telephone 'not spots' in Pembrokeshire is being undertaken between April and September 2008.

Digital radio is transmitted via the Preseli mast and should provide DAB radio to the majority of the County

(<http://www.ukdigitalradio.com/home/default.asp>). Similarly, digital television is available throughout the County.

Mobile Communications

Groupe Speciale Mobile (GSM) is the world-leading mobile communications operator, providing a platform for over 700 networks including all the UK's leading providers (02, Orange, T-mobile and Vodafone).

For standard GSM 1800 connection, coverage by four operators is rated as 99.8% for all areas of the UK. In Pembrokeshire the only official weak spots are low, north-facing areas on the Coast on the 02 network. Ofcom has recently launched a Wales-wide investigation into quality levels of mobile phone coverage to determine the exact coverage levels.

Pembrokeshire lags behind much of the UK in terms of 3G coverage, which enables greater Internet use and video messaging. Only 32.3% of Wales is covered by four 3G operators, with the south-east and M4 corridor experiencing greatest coverage. In Pembrokeshire the networks have varying coverage:

02	No coverage
Orange	Haven area, Tenby & Fishguard areas only
T-mobile	Central Pembrokeshire only
Vodafone	Haven & Haverfordwest areas only

Sources:

<http://icwales.icnetwork.co.uk/news/wales-news/2008/01/05/disgrace-of-mobile-network-coverage-91466-20315617/> Accessed 9/1/08

http://www.gsmworld.com/roaming/gsminfo/cou_gb.shtml Accessed 9/1/08

7. Climatic factors

Table 74: Temperature and rainfall data

	Max temperature (°C)			Min temperature (°C)			Rainfall (mm)		
	1961 - 1990	1971 - 2000	2002 - 2006	1961 - 1990	1971 - 2000	2002 - 2006	1961 - 1990	1971 - 2000	2002 - 2006
Tenby (Pembs)	13.1	13.4	-	6.7	7.0	-	1092.2	1106.5	-
Aberporth (Ceredig)	12.1	12.3	-	6.9	7.1	-	850	870.2	-
Wales	12	12.3	13.2	5.3	5.5	6.3	1397.5	1433.5	1395.6

Source: The Meteorological Office, 2008 (accessed at <http://www.metoffice.gov.uk/climate/uk/averages/index.html>)

Carbon dioxide emissions

Table 75: CO₂ emissions 2003 categorised by industry

CO ₂ emissions (kt) 2003	Pembrokeshire	Wales	UK
Industry & Commercial	3735 (85%)	21782	262087
Domestic	331 (8%)	8040	163737
Road Transport	269 (6%)	6116	128606
LULUCF ¹⁶	40 (1%)	225	13676
TOTAL	4376	36163	568105
Population (thousand)	116	2938	59537
Domestic per Capita CO ₂	2.8	2.7	2.8

Source: Defra

<http://www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt/laregionalco2rpt20051021.xls>

Table 76: CO₂ emissions 2004 categorised by industry

CO ₂ emissions (kt) 2004	Pembrokeshire	Wales	UK
Industry & Commercial	573 (44%)	16539	245107
Domestic	346 (26%)	7954	155139.8
Road Transport	317 (24%)	7244	150471.2
LULUCF	62 (5%)	-433	-1942
TOTAL	1298	31303	548777
Population (thousand)	114	2903	58785
Domestic per Capita CO ₂	3.0	2.7	2.6

Source Defra

<http://www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt/laregionalco2rpt20061127.xls>

Table 77: CO₂ emissions 2005 categorised by industry

CO ₂ emissions (kt) 2005	Pembrokeshire	Wales	UK
Industry & Commercial	540 (44%)	20494	284511
Domestic	307 (25%)	7451	149504
Road Transport	316 (26%)	7218	149816
LULUCF	66 (5%)	-370	-2056
TOTAL	1228	34793	545775
Population (thousand)	114	2903	58785
Domestic per Capita CO ₂	2.7	2.6	2.5

¹⁶ LULUCF – Land use, Land use change & forestry

Source: Defra

<http://www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt/local-regionalco2emissions2005.xls>

<http://www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt/local-regionalco2emissions2005.xls>

Table 78: Pembrokeshire contribution to Wales and UK CO₂ emissions

	Pembrokeshire (2003) as a percentage of:		Pembrokeshire (2004) as a percentage of:		Pembrokeshire (2005) as a percentage of:	
	Wales	UK	Wales	UK	Wales	UK
Population	3.95	0.19	3.93	0.19	3.93	0.19
Industry & Commercial *	17.15	1.43	3.46	0.23	2.63	0.19
Domestic	4.12	0.20	4.35	0.22	4.12	0.21
Road Transport	4.40	0.21	4.38	0.21	4.38	0.21
TOTAL EMISSIONS	12.10	0.77	4.15	0.24	3.53	0.23

The above table summarises the extent of Pembrokeshire's contribution to Wales' and the UK's CO₂ emissions.

It should be noted that the change from 2003 to 2004 in Industrial and Commercial emissions can be explained by changes to the methodology: In 2004 it was decided that emissions from shipping, aviation, military transport and exports should not be counted regionally – only on a UK level. With Milford Haven being a major shipping hub (5th busiest in the UK), this exclusion dramatically decreased emissions accredited to Pembrokeshire.

Targets

The UK is bound to meeting specific emission targets as part of the Kyoto Agreement, which is to reduce emissions 8% below the 1990 baseline levels. By 2050, the target is to have cut carbon emissions by 60%, with 25% cut by 2020. The UK government is actively promoting Carbon Capture and Storage schemes, which could reduce emissions from fossil fuel power stations by as much as 90%.

Issues, constraints and gaps

Reliance on cars for transport

Efficiency of homes

LNG and Pembroke Power Station may contribute to an increase in CO₂.

Figures for Pembrokeshire on the above graph come under the 'South West Wales' grouping, which also includes Carmarthenshire and Ceredigion.

Public buildings carbon reduction 7.46% by April 2007

Sources:

Welsh Assembly Government – Sustainable Development Indicators for Wales, March 2007

DEFRA emissions report & report spreadsheet -

<http://www.defra.gov.uk/environment/statistics/globalatmos/galocalghq.htm>

http://www.pembrokeshire.gov.uk/content.asp?Parent_Directory_id=104&nav=993,1005

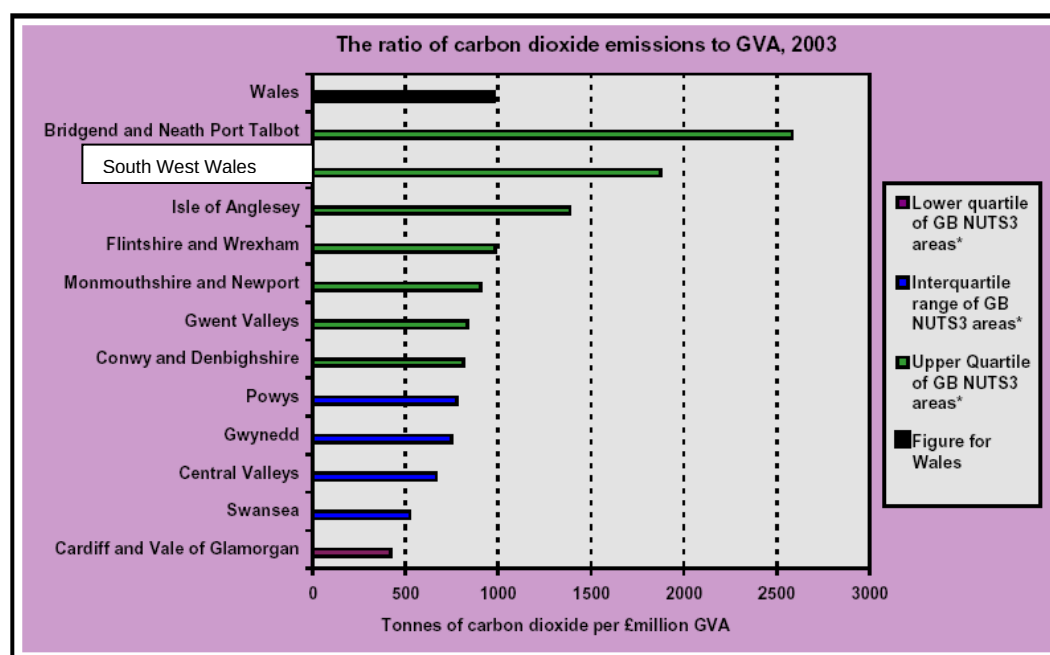
POSTnote 238 March 2005 -

<http://www.parliament.uk/documents/upload/POSTpn238.pdf>

Resource efficiency – with CO₂

The figure below is an indicator of resource efficiency. It shows, at current prices, the ratio of CO₂ emissions (tonnes) to Gross Value Added (GVA) (£ million), 2003. South West Wales is shown to be one of the most inefficient areas of Wales, with Cardiff and the Vale of Glamorgan the only area that has a better ratio than the UK average of 574 tonnes per £ million GVA.

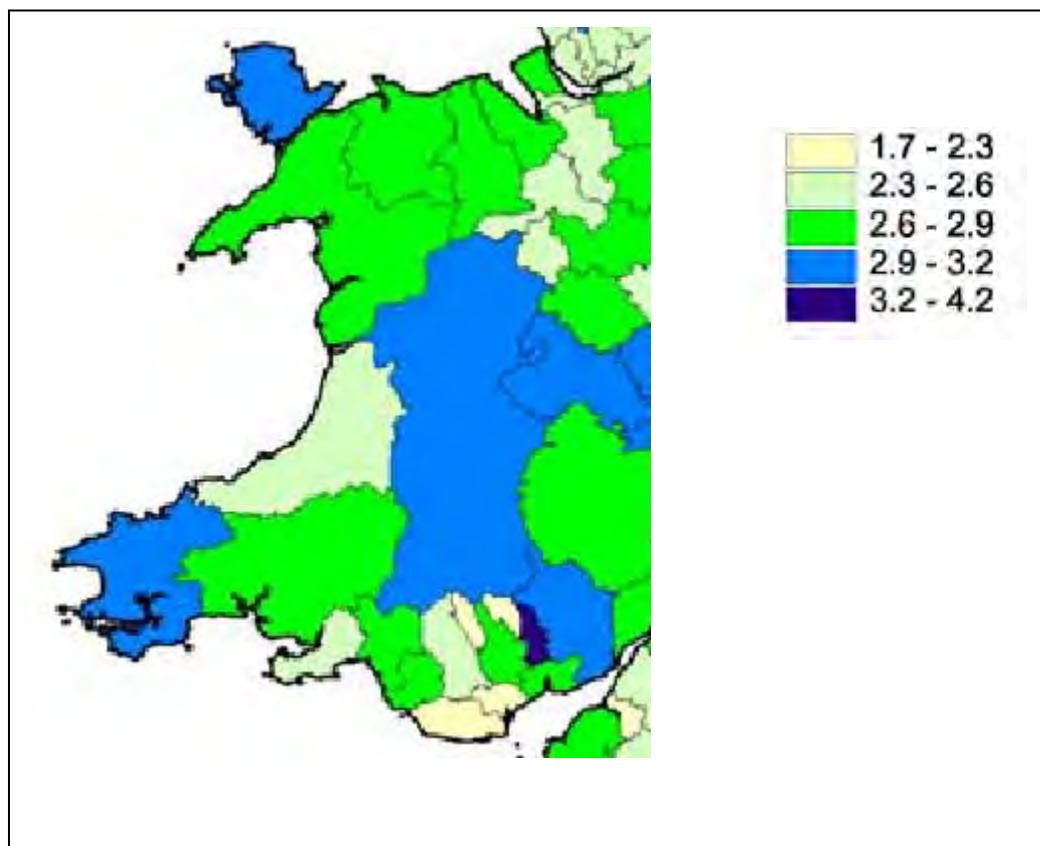
Figure 21



Source: Experimental High Level Indicators 2003, Department of Trade and Industry

*South West Wales = Pembrokeshire, Cardigan & Carmarthenshire CCs.

A similar picture is given in the following thematic map, with Pembrokeshire in one of the highest brackets for domestic emissions.

Figure 22: Domestic emissions by Local Authority, per capita 2004 (kT CO₂)

Data Gaps and uncertainties

Figures for Pembrokeshire on the above graph come under the 'South West Wales' grouping, which also includes Carmarthenshire and Ceredigion.

Sources:

Welsh Assembly Government – Sustainable Development Indicators for Wales, March 2007

DEFRA emissions report & report spreadsheet -

<http://www.defra.gov.uk/environment/statistics/globalatmos/globalghg.htm>

http://www.pembrokeshire.gov.uk/content.asp?Parent_Directory_id=104&nav=993,1005

POSTnote 238 March 2005 -

<http://www.parliament.uk/documents/upload/POSTpn238.pdf>

Climate change scenarios

The UK climate is changing as a result human influences through emissions of greenhouse gases such as carbon dioxide and methane. Possible climate change scenarios have been developed by the Defra funded UK Climate Impacts Programme (UKCIP). In general terms, the UK climate will become warmer, sea levels will rise. The temperature of coastal waters will also increase, although not as rapidly as over land. High summer temperatures

will become more frequent, whilst very cold winters will become increasingly rare. There will be wetter winters, drier summers, decrease in snowfall and heavy winter precipitation will become more frequent. This means increased flow into estuaries, and also increased storminess of coasts. Relative sea level will continue to rise around most of the UK's shoreline, and there will be a higher risk of flooding of low lying areas. Extreme sea levels will be experienced more frequently.

Modelled sea level rises for the South West and Wales as 3.5mm per year in 1990-2025 (Defra). Technical Advice Note 15 suggests projections for sea level rises around the Welsh coast of between 25 to 30cm by 2050, slightly more in the south than the north.

Table 79

Region	Assumed vertical land movement (mm/yr)	Net sea-level rise (mm/yr)				Previous allowances PPG25 TAN15
		1990-2025	2026-2055	2056-2085	2086-2115	
Wales	-0.5	3.5	8.0	11.5	14.5	5mm/yr constant

Wales emits 3,147kg of carbon every year for each consumer (Wales and Sustainable Development Facts and Figures document)

Trend

Increase in temperature
Frequency of storm events.

Issues/constraints/gaps

Impacts of climate change on agriculture, infrastructure (sewers), flooding, erosion, storm damage and subsidence, drought in summer, low flows in rivers, thermal discomfort in buildings, increased health risks in summer, but reduced cold weather illness, effects on biodiversity and habitats.

Sources:

UKCIP http://www.ukcip.org.uk/climate_change/uk_future.asp

8. Air quality

Summary of baseline

Pembrokeshire has no designated Air Quality Management Areas (AQMA). However, there are pollutants which are sampled in the County include benzene, nitrogen dioxide (NO₂), nitrogen oxides (NO_x), sulphur dioxide (SO₂), particulate matter (PM₁₀) and ozone.

Other pollutants are also measured at a national scale:

Lead, volatile organic compounds, sulphur dioxide, nitrogen oxides, carbon monoxide, benzene, 1,3-butadiene, fine particles*. Fine particles can be both primary and secondary pollutants. These pollutants can reduce local air quality - affecting human health and vegetation growth, and causing damage to materials.

Sulphur dioxide, nitrogen oxides, hydrochloric acid contribute to acid deposition which leads to degradation of the terrestrial environment.

Ozone is primarily formed by a complicated series of chemical reactions initiated by sunlight. These reactions can be summarised as the sunlight-initiated oxidation of volatile organic compounds (VOCs) in the presence of nitrogen oxides (NO_x). Traffic exhausts, power plants and factories are the main sources of VOCs and NO_x.

Benzene is a VOC which is a minor constituent of petrol. The main sources of benzene in the atmosphere in Europe are the distribution and combustion of petrol. Of these, combustion by petrol vehicles is the single biggest source (70% of total emissions).

Benzene

There have been no exceedances for benzene in Haverfordwest or Pembroke.

Table 80: Annual mean benzene concentrations 2002-2006

Location	Annual mean benzene concentrations 2002-2006 µg/m ³ (Number of months monitoring in brackets)				
	2002	2003	2004	2005	2006
Dark St., H'west	2 (12)	2.14(12)	1.77(11)	2.03 (12)	1.52(10)
Main St., Pembroke	2.9 (12)	2.98(12)	2.24(11)	2.41 (12)	2.03(11)
UK Air Quality Strategy objective (2007) for benzene = 16.25 µg/m ³ running annual mean and 5µg/m ³ annual average					

Source: PCC Air Quality Review 2007

Nitrogen dioxide (NO₂)

Bias adjusted figures indicate no exceedances the Air Quality Strategy objectives, however there are 'hotspots' for nitrogen dioxide at Dark Street and Albert Street in Haverfordwest, and Main Street in Pembroke.

Table 81: Bias adjusted annual mean nitrogen dioxide levels 2004-2006

Location	Bias adjusted annual mean NO ₂ levels µg/m ³ A (Bias Adjustment Factor) x Raw mean		
	2004 (A = 1.086)	2005 (A = 0.971)	2006 (A = 0.781)
Salutation Sq. Roundabout, Hwest	25.8	23.8	20
Dark St., Hwest	39	35	35.1
Res. Homes, Withybush	10.7	9.3	9.8
Merlins Bridge Roundabout, Hwest	29.4	26.7	26.7
Main St., Pembroke	39	31.7	31.4
Mansel St., Pembroke	10.3	9	7.4
Greenmeadow Ave, Pembroke	10.2	8.8	8
High St., Tenby	18.8	15.3	13.7
High St., Narberth	21.1	20.8	20.5
Albert St., Hwest	45.6	33.6	35.5
Redhill Pk., Hwest	9.3	7.8	7.3
Monkton Bridge, Pembroke	19.3	16.5	14.4
UK Air Quality Strategy objective (2007) for NO ₂ = 200 µg/m ³ not to be exceeded more than 18 times per year (one hour mean) and 40 µg/m ³ annual mean			

Source: PCC Air Quality Review 2007

Narberth AURN

There were no exceedances of nitrogen dioxide levels at Narberth Automated Urban Rural Network (AURN).

Table 82: Nitrogen dioxide levels (µg/m³) monitored at the Narberth AURN site 2004-2006

	2004	2005	2006	2007?
Annual Mean	5.3	5.1	5.3	
Max Hourly Mean	55.6	57.7	61.9	
Data capture (%)	94	95	94	
UK Air Quality Strategy objective (2007) for NO ₂ = 200 µg/m ³ not to be exceeded more than 18 times per year (one hour mean) and 40 µg/m ³ annual mean				

Source PCC Air Quality Review 2007

Industrial sources of NO_x

Release limits of nitrogen oxides were not exceeded during 2006.

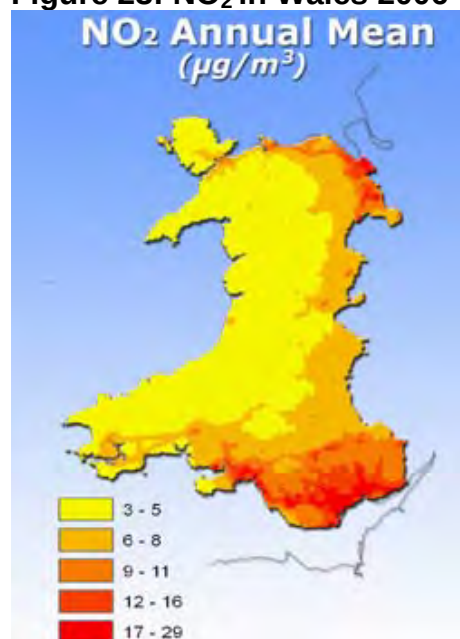
Table 83: Release (tonne per year) of nitrogen oxides (NO_x) for January to August 2006

Location	Annual NO _x Release Limit	NO _x Released 2006	As a % of limit
Total Fina Elf, Milford Haven	1600	763*	48
Chevron Refinery, Pembroke	2497	1489*	60

*January to August 2006

Source PCC Air Quality Review 2007

Figure 23: NO₂ in Wales 2006



Source – Welsh Air Quality Forum

<http://www.welshairquality.co.uk/trend.php?t=4>

Sulphur dioxide (SO₂)

The UK Air Quality Strategy objectives (2007) for SO₂ are:

- 350µg/m³ not to be exceeded more than 24 times per year (one hour mean);
- 24-hour mean of 125µg/m³ to be exceeded no more than 3 times per year;
- 266µg/m³ not to be exceeded more than 35 times per year (15 minute mean measured as the 99.9th percentile).

Sulphur dioxide levels at Narberth AURN

Narberth did not exceed the 24 hour mean or the 15 minute mean objectives in 2006 (PCC Air Quality Review, 2007).

Industrial sources of sulphur dioxide

Release limits of sulphur dioxide were not exceeded in 2005-2006.

Table 84: Release (tonne per year) of sulphur dioxide (SO₂) for 2005 to 2006

Location	Annual SO ₂ Release Limit	SO ₂ Released 2005	As a % of Limit	SO ₂ Released 2006	As a % of Limit
Total Fina Elf, Milford Haven	4600	1073	23.3	700*	15
Chevron Refinery, Pembroke	n/a	1990	n/a	1733*	n/a

*January to August 2006

Source: PCC Air Quality Review 2007

Chevron Ltd Pembroke Refinery monitored sulphur dioxide at Portclew Lodge, Freshwater East. This data shows no exceedances.

Table 85: Quarterly SO₂ levels (µg/m³) measured at Freshwater East 2006

Quarter	SO ₂ average/ µg/m ³
Jan/Feb/Mar	16.5
Apr/May/Jun	Instrument out of service
Jul/Aug/Sep	6.3
Oct/Nov/Dec	7.6

Source: PCC Air Quality Review 2007

Table 86: 15-minute maximum SO₂ level µg/m³ measured at Freshwater East 2006

Month	Maximum Value (µg/m ³)	Equipment in Service
July	30	77%
August	29	100%
September	16	100%
October	737	100%
November	12	100%
December	22	100%

Source PCC Air Quality Review 2007

Particulate matter (PM₁₀)

Table 87: PM₁₀ level (µg/m³ gravimetric) measured at Narberth AURN site

	2003	2004	2005	2006
Max 24 hr mean	66.5	34.6	35.9	42.9
Annual mean	17.42	12.9	15.9	13.4
Data capture (%)	73	94	95	94

Source PCC Air Quality Review 2007

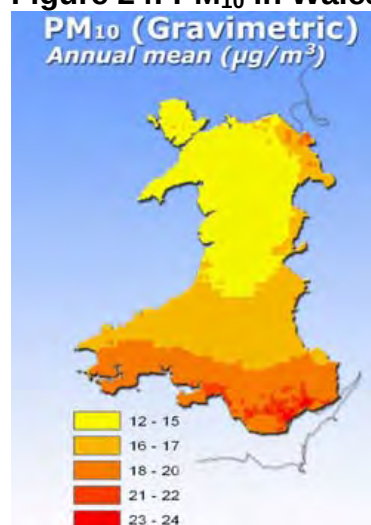
Air Quality Strategy objective for PM₁₀

UK Air Quality Strategy Objectives (2007) for PM₁₀ are:

- 50µg/m³ not to be exceeded more than 35 times a year (24 hour mean);
- 40µg/m³ annual mean.

The results indicate that there have been no exceedances of the PM₁₀ objectives at Narberth.

An exposure reduction approach to PM_{2.5} is included in the UK Air Quality Strategy. National level policy framework for exposure reduction for fine particles to improve public health across the UK.

Figure 24: PM₁₀ in Wales 2006

Source: Welsh Air Quality Forum

<http://www.welshairquality.co.uk/trend.php?t=4>

The Environment Agency monitored the ambient air quality in the vicinity of Milford Haven and Pembroke Refineries using mobile monitoring stations at Hubberston between 27th June and 20th September 2006, and Thornton between 25th September and 12th December 2006. The pollutants monitored were sulphur dioxide, nitrogen oxides, carbon monoxide, particulate matter and VOCs (benzene and 1,3-butadiene) (Environment Agency, <http://www.environment-agency.gov.uk/regions/wales/426317/464239/1193404/1768051/> and PCC Air Quality Review and Assessment Progress Report, 2007).

The monitoring determined that quality objectives were likely to be met.

Pembrokeshire County Council does not monitor carbon monoxide, 1,3-butadiene and lead as previous monitoring has indicated that it is highly unlikely that these Air Quality Objectives would be breached (PCC Air Quality Review and Assessment Progress Report, 2007).

Number of days of moderate or high air pollution in Narberth (rural)

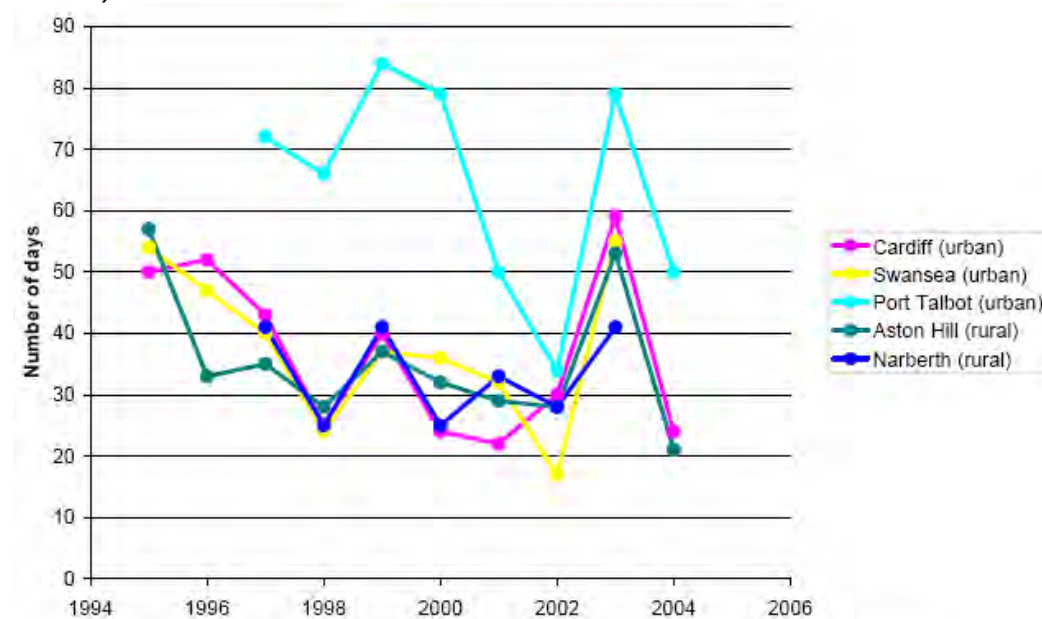
Concentrations of pollutants are analysed to determine the number of days which the pollution was moderate or higher. This is when concentrations for at least one of the pollutants exceed the National Air Quality Standards. The variation in ozone levels which is the main cause of pollution in rural areas is affected by weather conditions such as higher temperature.

Table 88: Number of days of moderate or high air pollution in Narberth

1997	1998	1999	2000	2001	2002	2003	2004	2005
41	25	41	25	33	28	41	*	*

*Narberth was excluded for giving incorrect measurements during 2004 and failing data capture rules in 2005 (Key Environmental Statistics for Wales, 2007)

Figure 25: Number of days with moderate or higher pollution levels (South Wales)



Ozone

Ozone is measured at Narberth AURN.

Table 89: Annual mean of the ozone daily maximum 8 hour running mean (average of $\mu\text{g}/\text{m}^3$)

1997	1998	1999	2000	2001	2002	2003	2004	2005
73	75	77	#	73	71	67	*	*

Data capture was slightly below the recommended 75% maximum in 2000.

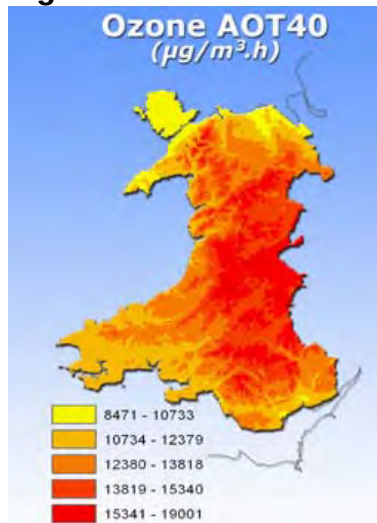
* Incorrect measurements during 2004 and failed data capture in 2005.

(Source - Key Environment Statistics for Wales, 2007).

The Air Quality Strategy objective for Ozone is:

- $100\mu\text{g}/\text{m}^3$ not to be exceeded more than 10 times a year (8 hour mean);

The results indicate that there have been no exceedances of the ozone objectives at Narberth.

Figure 26: Ozone in Wales

Source: Welsh Air Quality Forum

<http://www.welshairquality.co.uk/trend.php?t=4>

Acid and nitrate deposition at Natura 2000 sites

Figure 27: WSP Pembrokeshire Haven: acid deposition at Natura 2000 sites – modelled predictions for 2010

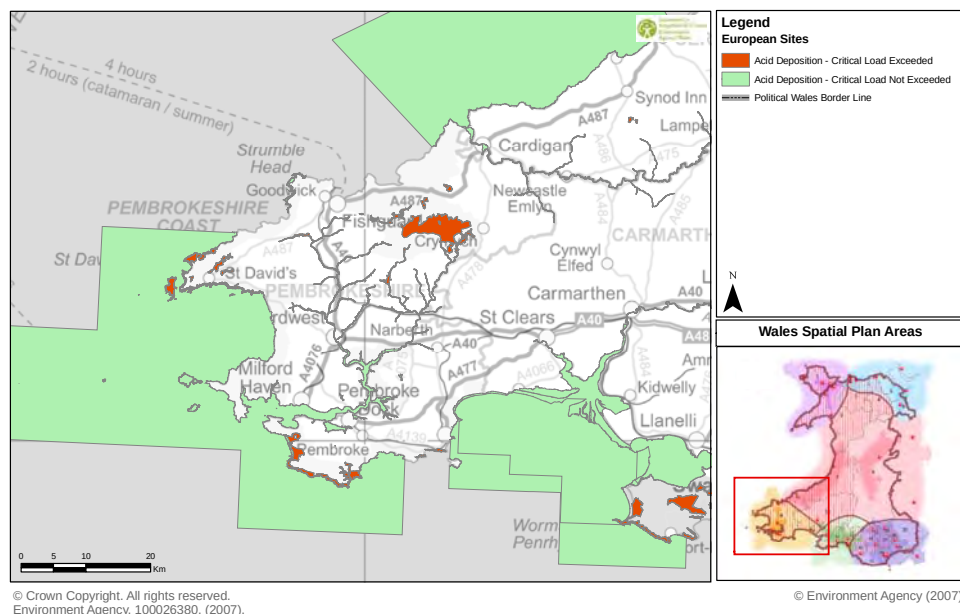
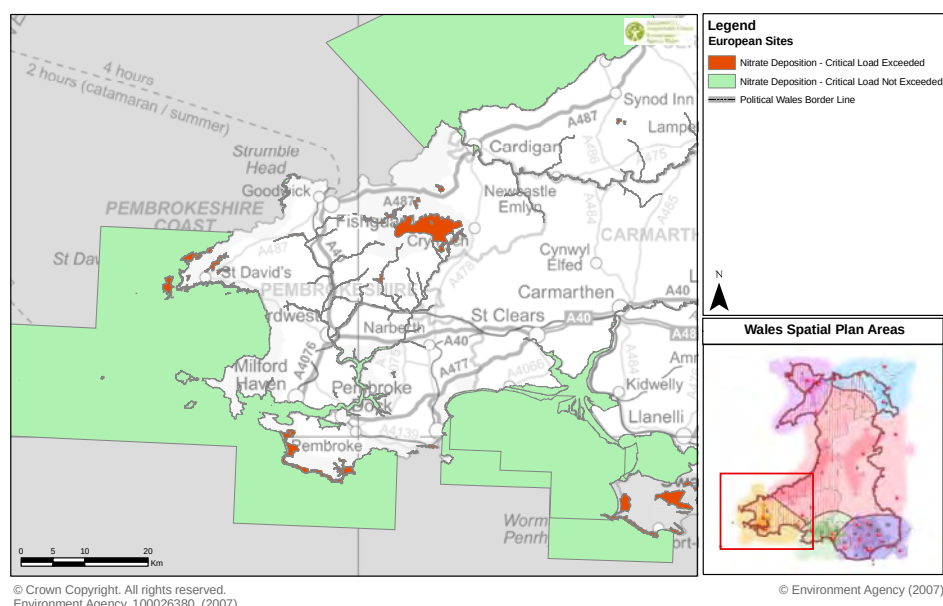


Figure 28: WSP Pembrokeshire Haven: nitrate deposition at Natura 2000 sites – modelled predictions for 2010



Issues/constraints/gaps

The main sources of air pollutants in Pembrokeshire are road traffic, power generation and other heavy industries. Air Quality Strategy objectives currently being met, however future developments may impact localised air quality. Increased traffic in particular hotspots can have an impact on localised air quality. There have been issues with dust (PM_{10}) from quarries and dust suppression takes place.

Sources:

Air quality strategy

Etc

<http://www.airquality.co.uk/archive/index.php>

<http://www.welshairquality.co.uk/>

<http://www.sustainable-development.gov.uk/progress/national/index.htm>

Wales Spatial Plan

9. Material Assets

Waste

Municipal Solid Waste (MSW)

Table 90: Total MSW arisings, 1998/99 – 2008/09 (Tonnes) Pembrokeshire

Year	Tonnes of MSW	Growth %
1998/99	59,400	
1999/00	64,062	7.85
2000/01	68,991	7.69
2001/02	74,466	7.94
2002/03	76,394	2.59
2003/04	75,726	-0.87
2004/05	76,198	0.62
2005/06	76,299	0.13
2006/07	78,579	2.90
2007/08	74,185	-5.90
2008/09	70,952	-4.60

Note: Includes household and non-household sources

Source: South West Wales Regional Waste Group, Annual Monitoring Report 2007

http://www.walesregionalwasteplans.gov.uk/pdfs/sw_pdf/Annual_Monitoring_Report_April_2007.pdf

WG -

<http://wales.gov.uk/docs/desh/publications/090901wasteq40708bulletinen.pdf>

Future trend

The 2001 Technical Advice Note 21¹⁷: Waste, laid out the preferred all-Wales strategy for waste – the Waste Hierarchy. Waste management decisions will be expected to follow the principles of **Reduction, Re-use, Recycle & compost, Energy recovery**, and as a final option, **Disposal**. The table above gives an indication that growth of municipal waste has experienced a significant slow-down, and the next step is to reverse the trend and achieve consistent reductions.

Target: Stabilisation and reduction of household waste

- By 2009/10 (and to apply beyond) waste arisings per household should be no greater than those (for Wales) in 1997/98;
- By 2020 waste arisings per person should be less than 300kg per annum.

Target Type: Secondary.

¹⁷ Technical Advice Note 21: Waste available at <http://new.wales.gov.uk/topics/planning/policy/tans/tan21?lang=en>

Source: South West Wales Regional Waste Group, Annual Monitoring Report 2007

http://www.walesregionalwasteplans.gov.uk/pdfs/sw_pdf/Annual_Monitoring_Report_April_2007.pdf

South West Wales MSW arisings

Table 91: Total Municipal Solid Waste arisings, 1998/99 – 2008/09, SW Wales

	SW Wales	Growth (%)
1998/ 99	454,800	
1999/ 00	484,979	6.64
2000/ 01	499,533	3.00
2001/ 02	512,095	2.51
2002/ 03	534,464	4.37
2003/ 04	551,156	3.12
2004/ 05	580,736	5.37
2005/ 06	561,423	-3.33
2006/07		
2007/08		
2008/09		

Source: South West Wales Regional Waste Group, Annual Monitoring Report 2007

http://www.walesregionalwasteplans.gov.uk/pdfs/sw_pdf/Annual_Monitoring_Report_April_2007.pdf

Data gaps and uncertainties

Data refers to Pembrokeshire County Council as a whole, including the areas under the planning jurisdiction of the National Park Authority

Source:

Planning Policy Wales: Technical Advice Note 21: Waste

Recycling and Composting Figures

Proportion of MSW recycled and composted in Pembrokeshire (incl. Park). The figures quoted do not correspond to local authority monitoring data as definitions exclude other waste sources such as rubble, incinerator residues and beach cleansing.

Table 92: Recycling and composting figures as a percentage of arisings

	Recycling	Composting	Combined
2000/ 01	8.8	3.7	12.5
2001/ 02	7.7	7.9	15.6
2002/ 03	8.1	7.3	15.5
2003/ 04	8.2	7.3	15.5
2004/ 05	9.3	7.0	16.4

2005/ 06	13.2	7.9	21.1
2006/ 07	17.91	8.55	26.46
2007/08	20.34	9.97	30.31
2008/09	25.68	9.46	35.14

Note: NAWPI data excludes abandoned vehicles / incinerator bottom ash / beach cleansing wastes / rubble. The use of this data source avoids any potential for the skewing of data and gives a more accurate impression of each local authority's performance against the respective targets.

Source: South West Wales Regional Waste Group, Annual Monitoring Report 2007

http://www.walesregionalwasteplans.gov.uk/pdfs/sw_pdf/Annual_Monitoring_Report_April_2007.pdf

PCC reports, January 2010.

Targets

Table 93: Waste targets

Year	Target	Total Tonnage (recycling & composting)	Minimum tonnage of:	
			Recycling	Composting
2006/07	Achieve at least 25% recycling / composting of MSW with a minimum of 10% composting and 10% recycling.	19,796	7,918	7,918
2009/10	Achieve at least 40% recycling / composting of MSW with minimum 15% of each	33,121	12,420	12,420

Target: Landfilling of Biodegradable Municipal Waste

Targets to limit the amount of biodegradable municipal waste (BMW) landfilled:

- By 2010 no more than 75% of the BMW produced in 1995 can be landfilled;
- By 2013 no more than 50% of the BMW produced in 1995 can be landfilled;
- By 2020 no more than 35% of the BMW produced in 1995 can be landfilled.

Target Type: UK.

D7 Waste Strategy 2000 (England and Wales) sets out that we are to recover value (via recycling, composting, energy recovery) to meet the following targets:

- Recover value from 40% of municipal waste by 2005
- Recover value from 45% of municipal waste by 2010
- Recover value from 67% of municipal waste by 2015.

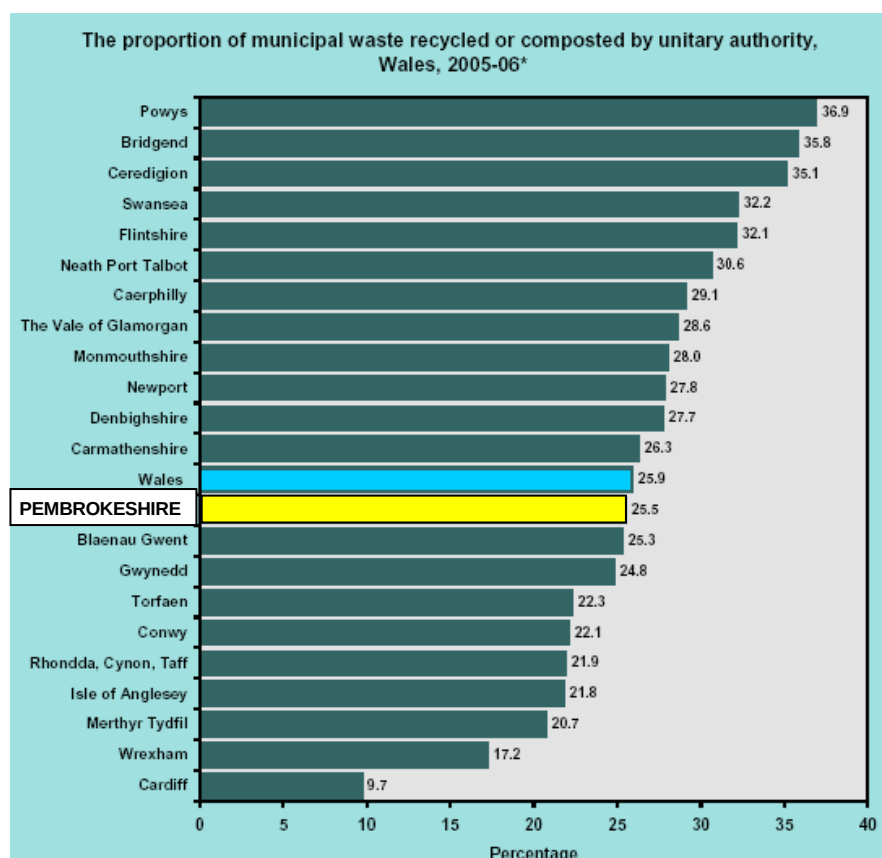
Regional Waste Plan Consultation for Wales:

“Following the 10-week consultation period, all information received will be analysed and the three regions of Wales will work together to produce revised and updated Regional Waste Plans by March 2008. The key aims of these plans will be to identify the most appropriate new approaches for managing waste within each region. This will include new recycling, composting and residual waste treatment facilities”.

Comparators

According to the Office for National Statistics and Key Environment Statistics for Wales, Pembrokeshire recycles or composts 25.5% of municipal waste, compared to the Welsh average of 25.9% (Figure X).

Figure 29: The proportion of municipal waste recycled or composted by unitary authority, Wales, 2005-06*



* excluding abandoned vehicles

Source: Key Environment Statistics for Wales 2007, NAW

<http://new.wales.gov.uk/docrepos/40382/40382313/statistics/environment/1268249/sb8-2007.pdf?lang=en>

See also: <http://www.cylch.org/content/files/RPSReport.pdf>

This report is fairly comprehensive in that financial values have been collated from every Local Authority (LA) for provision of refuse, recycling and composting services. However it fails to identify the LA individually, thereby not allowing comparison between LA. What the report does allow is for one LA, knowing its own results, to identify itself and compare with the best and worst in Wales.

Other sources:

Planning Policy Wales: Technical Advice Note 21: Waste

<http://www.cylch.org/content/files/RPSReport.pdf> Accessed 17th October 07

SWW Regional Waste Group - Annual Monitoring Report 2007

PCC Municipal Waste Management Strategy – preliminary draft. Technical Appendices. Nov. 2004

Pembrokeshire County Council. Best Value Review of Waste Services 2002

<http://www.publications.parliament.uk/pa/cm200607/cmselect/cmcomloc/536/536i.pdf> 18th October 07

Regional Waste Plan Consultation for Wales -

http://www.pembrokeshire.gov.uk/content.asp?nav=646&parent_directory_id=646&id=13271&Language= 21st October 07

Landfills

Table 94: Annual Landfilled waste figures for Pembrokeshire County Council

	Total tonnage of municipal wastes sent to landfill	% of municipal wastes sent to landfill
2001/ 02	60,965	84%
2002/ 03	60,237	80%
2003/ 04	60,114	79%
2004/ 05	60,060	78%
2005/ 06	56,481	73%
2006/ 07	54,109	69%
2007/08	48,904	66%
2008/09	43,356	61%

Withyhedge Landfill is Pembrokeshire's only putrescible and Materials Recycling Facility landfill and is the destination for the orange and black bag weekly collections from around the County. Between November 2006 and October 2007, orange bags took 5,229.98 tonnes of recyclable waste to Withyhedge.

Swansea City Council also has a contract with the operators of Withyhedge Landfill to export all its waste there, but as the site is privately owned it is difficult to obtain detailed figures on how much is sent. Withyhedge Landfill site has begun an energy extraction process using methane from landfill to generate electricity for the National Grid.

Future waste figures

Table 95: Article 5 (1) of the EC Landfill Directive insists:

Year	Target	BMW Landfill Allowance
2010	No more than 75% of the BMW produced in 1995 can be landfilled	29,481
2013	No more than 50% of the BMW produced in 1995 can be landfilled	19,516
2020	No more than 35% of the BMW produced in 1995 can be landfilled	13,702

(BMW = Biodegradable Municipal Waste)

Table 96: Current Landfill allowances

Year	Total landfill allowances available (All Wales)	Pembrokeshire
2004/ 05	550,000	20,736
2005/ 06	1,022,000	39,074
2006/ 07	944,000	36,676
2007/ 08	866,000	34,278
2008/ 09	788,000	31,879
2009/ 10	710,000	29,481
2010/11	630,000	26,134
2011/12	550,000	22,815
2012/13	470,000	19,497
2013/14	450,000	18,667
2014/15	430,000	17,837

<http://wales.gov.uk/pubdecisionreports/852137/enviro09/revlandfillschtables?lang=en>

Table 97: Predicted Landfill Allowance Tonnages for Pembrokeshire

Year	BMW Landfill Allowance (tonnes)	Predicted BMW arisings (tonnes) (assuming 1.5% growth)	Diversion requirements (tonnes)
2004	41,472	46,886	5,414
2005	39,074	47,589	8,515
2006	36,676	48,303	11,627
2007	34,278	49,028	14,750
2008	31,879	49,763	17,884
2009	29,481	50,510	21,029
2010	26,159	51,267	25,108
2011	22,837	52,036	29,199
2012	19,516	52,817	33,301
2013	18,685	53,609	34,924
2014	17,855	54,413	36,558
2015	17,024	55,229	38,205
2016	16,194	56,058	39,864
2017	15,363	56,899	41,535
2018	14,533	57,752	43,219
2019	13,702	58,618	44,916

Comparators

Wales maximum landfill allowance (Landfill Allowances Scheme (Wales) Regulations 2004):

- 2010 710,000 tonnes of BMW
- 2013 470,000 tonnes of BMW
- 2020 330,000 tonnes of BMW

Sources:

PCC Municipal Waste Management Strategy – preliminary draft. Technical Appendices. Nov. 2004

SWW Regional Waste Group - Annual Monitoring Report 2007

Planning Policy Wales: Technical Advice Note 21: Waste

Civic Amenity sites / Bring sites

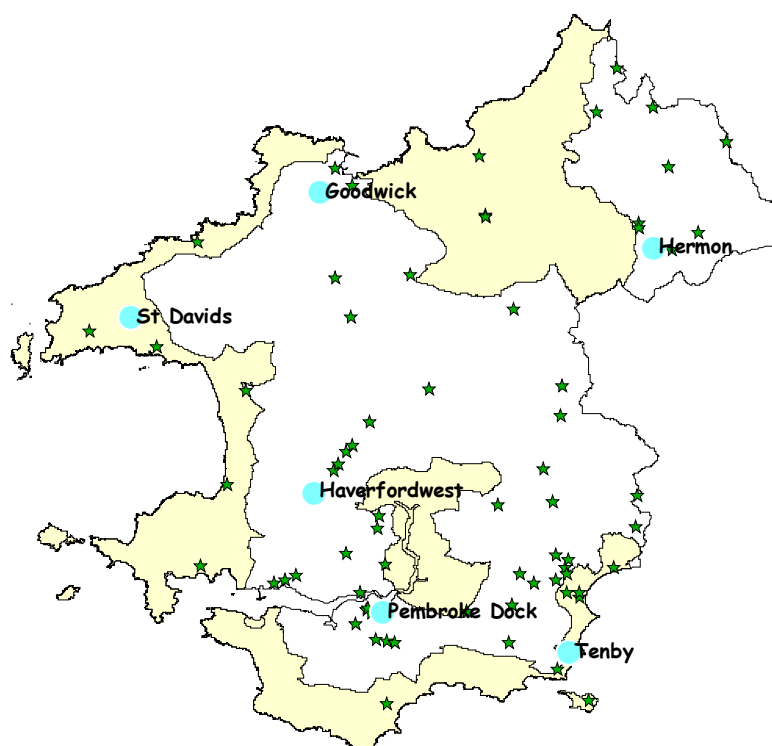
In areas of Pembrokeshire under County Council's authority:

55 Bring Sites, also known as recycling points (stars)

35 non-public facilities (based in schools and not shown on map)

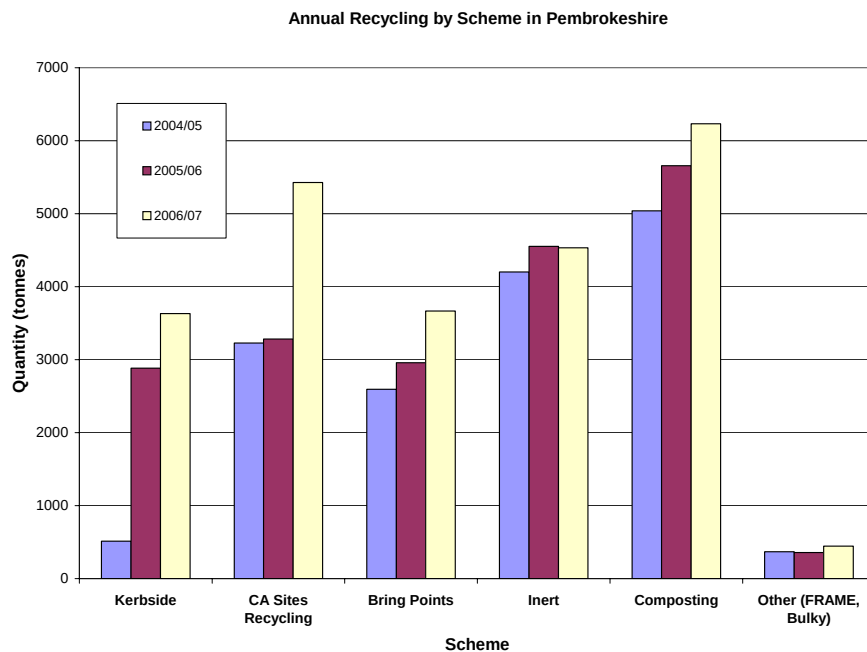
4 Civic Amenity sites: Goodwick, Haverfordwest, Hermon, and Pembroke Dock, St. Davids (National Park), Tenby (National Park).

Figure 30

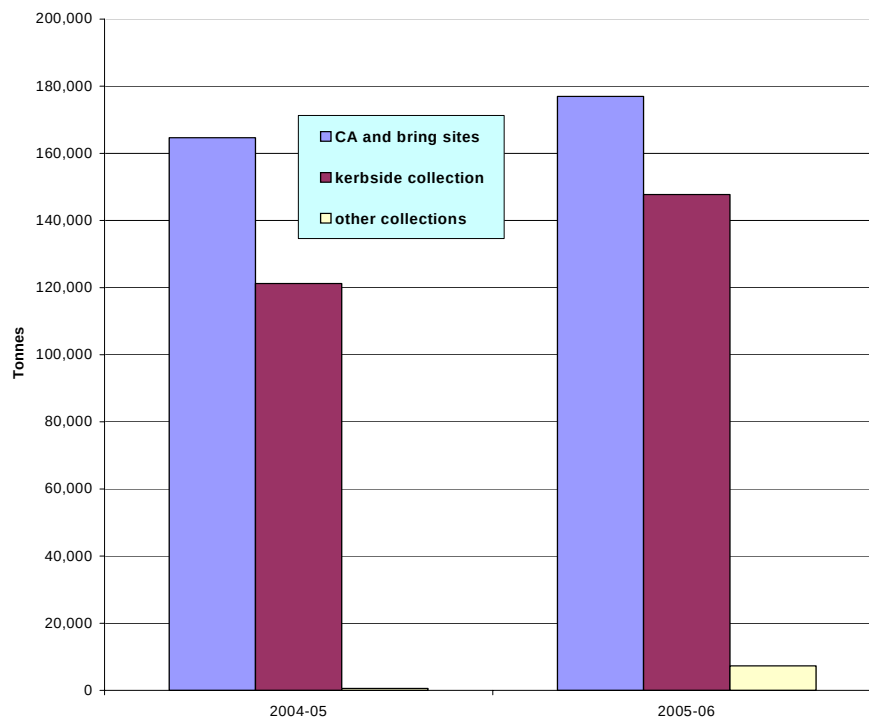
**Future trend**

More bring sites, located in convenient areas such as popular shops, car parks and schools. The kerbside scheme will be expanded, ensuring all households have regular collections for a range of recyclable waste. Greater education on domestic composting will result in less kitchen and garden waste being classified as municipal waste.

Pembrokeshire recycling schemes (Figure 31)



Wales recycling schemes (Figure 32)



The available figures for Wales are not as detailed as for Pembrokeshire, due to the disparities in service provided by local authorities across Wales. Both Pembrokeshire and Wales are showing significant year-on-year increases.

Sources:

Pembrokeshire County Council - Waste Management department

Environment Agency Wales – Waste Strategy Branch
Planning Policy Wales: Technical Advice Note 21: Waste

Hazardous Waste

Table 98: Hazardous waste arisings in Pembrokeshire (tonnes)

Year	Hazardous waste arisings (tonnes)
1999	26,308
2000	416,538
2001	312,743
2002	428,984
2003	325,559
2004	
2005	
2006	
2007	
2008	
2009	
2010 target	333320
Comments	Target met

Huge 1999 – 2000 increase caused by “re-classification of tanker washings and bilge water associated with the refinery complex at Milford Haven” (Environment Agency).

Comparators

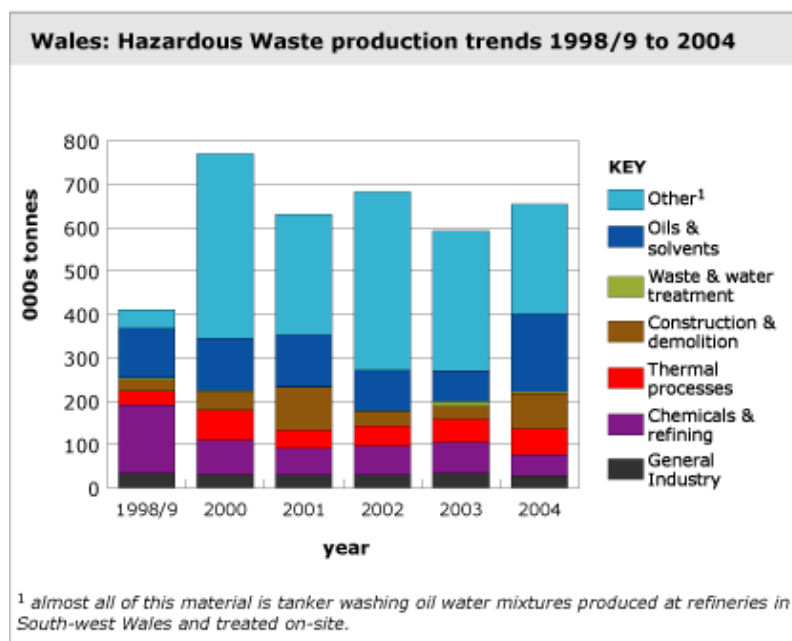
Deposits of hazardous waste by Waste Planning Authority (WPA) and method of disposal or recovery (tonnes), 2004.

Table 99

Deposit WPA	Incineration without energy recovery	Landfill	Recycling / reuse	Transfer (Short term)	Treatment	TOTAL
Blaenau Gwent				15		15
Bridgend			135	315	320	770
Caerphilly		156,113		86		156,198
Cardiff County				6,221	4,354	10,575
Carmarthenshire		2,478		143	9,361	11,981
Ceredigion				93		93
Conwy		27				27
Denbighshire				0		0
Flintshire		8,066		1,295		9,361
Gwynedd		118		0		118
Isle of Anglesey		224				224
Neath Port Talbot		15,602	1,046			16,648
Newport	0	559		1,966	88,395	90,919
Pembrokeshire		485	233,125			233,610
Powys				0		0
Rhondda Cynon Taff		79	47			126
Swansea	8		21,416	5		21,429

Torfaen				20		20
Vale of Glamorgan	6			53	7,265	7,324
Wrexham	1,701	46,373	44,690			92,764
TOTAL	1,715	230,123	300,460	10,212	109,694	652,205

Figure 33

**Sources:**

South west Wales Regional Waste Plan - Report on Hazardous Waste (September 2005),

Environment Agency - <http://www.environment-agency.gov.uk/subjects/waste/1031954/315439/1434288/1434293/1489083/?lang=e> - 16th October 07

Planning Policy Wales: Technical Advice Note 21: Waste

SWW Regional Waste Group - Annual Monitoring Report 2007

Waste Licences

Pembrokeshire County Council has an arrangement with various organisations for collection, recycling and disposal of the following wastes:

1-year contracts:

- Engine oil recycling
- Vehicle batteries recycling
- Glass recycling
- Yellow pages recycling
- Aluminium steel cans recycling
- Frame – furniture re-use
- Car tyres

3-year contracts:

- Fridge & freezer recycling
- Inert waste recycling
- Green waste composting
- Clinical waste collection and disposal

Other contracts:

- Scrap metal recycling (monthly quote)
- Refuse disposal – Landfill (10 years)

Sources:

PCC Municipal Waste Management Strategy – preliminary draft. Technical Appendices. Nov. 2004

Environment Agency – www.environment-agency.gov.uk

Waste Transfer Stations

Table 100: Pembrokeshire has a number of operational and non-operational (*) waste transfer stations

Station	Location
Plot 9 Enviroventure	Waterston Ind. Estate
Plot 10 TBS	Waterston Ind. Estate
St Dogmaels	St Dogmaels
Waterloo	Pembroke Dock *
A J Recycling	Boncath
Withybush Hospital	Haverfordwest
Transco	Haverfordwest
Manorwen	Scleddau

Data gaps and uncertainties

Many operators have licenses for waste transfer but don't use them, clouding the picture significantly.

Sources:

Pembrokeshire County Council & Pembrokeshire Coast National Park Authority - Joint Unitary Development Plan (Adopted 2006)
South West Wales Regional Waste Plan 2007 (draft)

Permitted Waste Management Sites

There are 37 permitted waste management sites in the county. These include landfill, metal recycling, transfer, and treatment sites (Environment Agency (2011) Local Evidence Package Pembrokeshire). These sites have a permit for waste management activities as of September 2011 but not all are active and accepting waste.

Permitted Waste Management Sites

Table 101

Source: Environment Agency (2011) Local Evidence Package Pembrokeshire

Site Name	Category	Active in 2010
AJ Recycling Ltd	Treatment	Active

Blaencilgoed Farm	Landfill	Inactive
Carew Car Dismantlers	Metal Recycling Site (MRS)	Active
Court House Farm	Landfill	Inactive
Environventure Ltd	MRS	Inactive
Environventure Waste Solutions Recycling Centre	Transfer	Active
Glogue Quarry Landfill	Landfill	Inactive
Glogue Quarry Transfer Station	Transfer	Inactive
Greenacres Skip Hire	Transfer	Active
Halfway Motor Spares	MRS	Active
Haven Autobreakers	MRS	Inactive
Hermon Civic Amenity Site	Transfer	Active
Jay Metals	MRS	Active
Jensons Metals	MRS	Active
Las Waste Transfer Station	Transfer	Inactive
Manian Fawr	Transfer	Active
Manorowen Civic Amenity Site	Transfer	Active
Material Recycling Facility	Treatment	Active
Merlins Bridge Waste Treatment Works	Treatment	Inactive
Pope Hill 1	Landfill	Inactive
Pope Hill 2	Landfill	Inactive
Pope Hill 3	Landfill	Inactive
Port Environmental	MRS	Inactive
Riverlea Tractors Ltd	MRS	Inactive
Slade Cross	Landfill	Inactive
Solbury Mountain	Landfill	Inactive
St Davids Civic Amenity Site	Transfer	Active
St Davids Landfill	Landfill	Inactive
Tenby Civic Amenity Site	Transfer	Active
Texaco Landfarm	Treatment	Inactive
Thomas Bros Skips	Transfer	Active
Total Landfarm 7	Treatment	Inactive
Waterloo Recycling Centre	Transfer	Active
Waterstone Car Breakers	MRS	Inactive
Winsel Civic Amenity Site	Transfer	Active
Withyhedge Landfill Phase 2	Landfill	Active
Wogaston	Landfill	Inactive

Fly-tipping

Corporate and Improvement plan 2006/07: Page 28 – Ref LSS24:

The time taken to remove fly tips improved last year from 3.9 days to 2.5 days. The number of incidents reported also reduced significantly between 2004/05 and last year, from 1633 to 1067.

Table 102: Time taken to remove fly tips

Ref: LWM 8	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Number of reported incidents	1650	1633	1067	1272		
Target Collection time			4 days	3 days		
Actual Collection time	4.74 days	3.9 days	2.5 days	3 days		

A Best Value Inspection of the Waste Service in February 2003 by the Audit Commission identified fly tipping as an area of great concern, due to very high levels of tipping and a non-existent prosecution rate. It is clear from the statistics, which show an improving situation, that action has been taken to lower instances of fly tipping.

Also, “recognising that the Welsh Assembly Government is concerned to improve the management of litter control, the Authority will develop a Plan to formalise its response to dealing with the problems of littering and fly-tipping behaviour.”

This response will include specific countywide policies for: dog fouling; school generated litters; weeds; shopping trolleys; beach cleansing; chewing gum & fly tipping.

Future trend

Continued reduction of reported cases due to effective policing and greater educating of societal costs of fly-tipping, along with a gradual reduction in collection times – partly due to reduction in occurrences but primarily due to an appreciation of the importance of quick collection. Future targets should be more ambitious and aim to provide the most rapid response in Wales.

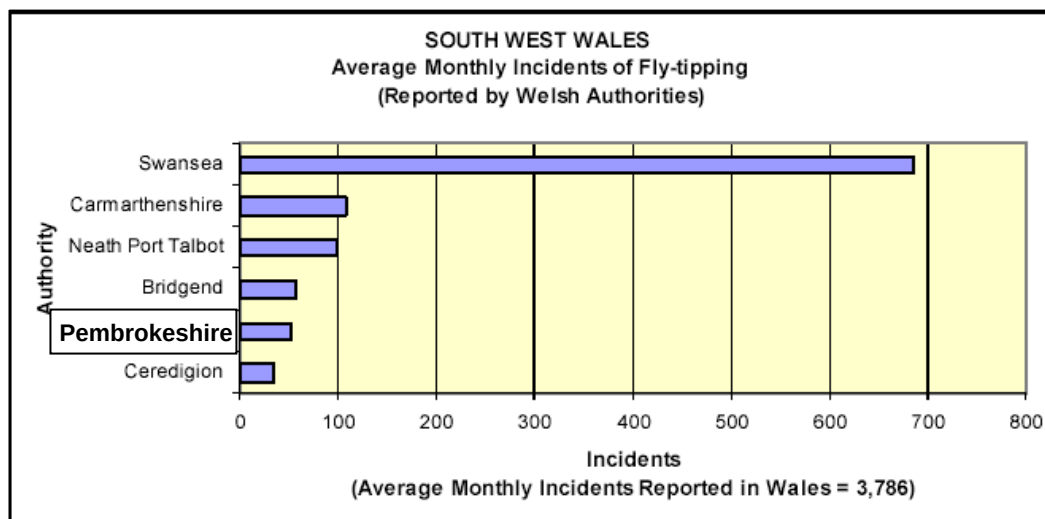
Owners of vehicles regularly caught fly-tipping will face tougher punishment “in an extension to the Clean Neighbourhoods and Environment Act 2005”

Comparators

Recommended targets set by WG are to:

- Reduce reported incidents by 20% over the next 10 years
 - Removal of fly tipped material within 14 days for large incidents and 5 days for smaller incidents.

Figure 34



Sources:

<http://www.environment-agency.gov.uk/subjects/waste/1029679/1032559/?lang=en> 15 October 2007
http://new.wales.gov.uk/topics/environmentcountryside/epg/waste_recycling/flytipping/?lang=en 16 October 2007
<http://new.wales.gov.uk/docrepos/40382/4038231121/403827/777213/flytipping.pdf?lang=en> 16 October 2007
<http://www.rwm.info/page.cfm/action=Archive/ArchiveID=2/EntryID=3569> 17 October 2007

<http://www.audit-commission.gov.uk/reports/accessible.asp?ProdID=F76D7E50-638F-11d7-B29B-0060085F8572> 22 October 2007

Pembrokeshire County Council Corporate and Improvement Plans (2006-07 & 2007-08)

PCC Municipal Waste Management Strategy – preliminary draft. Technical Appendices. Nov. 2004

Minerals and Aggregates

Active quarries

The quarries in the area of Pembrokeshire under the jurisdiction of Pembrokeshire County Council are:

1. Blaencilgoed / Gellihalog – limestone
2. Bolton Hill – igneous
3. Brawdy – previously sand and gravel extraction (currently under restoration)
4. Penlan – rab
5. Plascwrt – sandstone
6. Popehill & Lawrence Landfill – rab
7. Slade Hall – rab
8. Cefn – slate
9. Gilfach – slate waste
10. Glogue – slate waste
11. Cotts Lane – rab
12. Treffgarne
13. Tangiers Farm – rab
14. Cronllwyn Quarry – slate waste

Note that Treffgarne and Gilfach are not currently operational but have valid planning permissions and are monitored by the County Council.

There are two unimplemented quarry permissions in the area of Pembrokeshire under the jurisdiction of Pembrokeshire County Council:

Trefigin – sand and gravel
Yetwen – dolerite

PCNPA Quarries

- A – Bottom Meadow
- B – Carew
- C – Middle Mill
- D – Pantgwyn
- E – Penberry
- F – Rhyndaston
- G – Syke
- H – Trefigin (under PCC jurisdiction)

Data Gaps and uncertainties

A long-standing 'three company confidentiality rule' means that detailed figures of production for individual quarries are kept in confidence, for competition reasons.

Source:

Pembrokeshire County Council & Pembrokeshire Coast National Park
Authority - Joint Unitary Development Plan 2006

Reserves in 2008:**Active Aggregate Reserves: 58.99 million tonnes**

In Carmarthenshire, Ceredigion, Pembrokeshire CC and Pembrokeshire NP, Neath-Port Talbot and Swansea combined (does not include Brecon Beacons NP and Powys).

Inactive Aggregate Reserves: 44.18 million tonnes

In Carmarthenshire, Ceredigion, Pembrokeshire CC, Pembrokeshire NP, Neath-Port Talbot and Swansea combined (does not include Brecon Beacons NP and Powys).

Dormant Aggregate Reserves: 88.60 million tonnes

In Carmarthenshire, Ceredigion, Pembrokeshire CC, Pembrokeshire NP, Neath-Port Talbot and Swansea + Brecon Beacons NP and Powys.

Total Aggregate Reserves: 295.29 million tonnes

In Carmarthenshire, Ceredigion, Pembrokeshire CC, Pembrokeshire NP, Neath-Port Talbot and Swansea + Brecon Beacons NP and Powys.

Aggregate reserves could be logically expected to decrease annually as minerals are a finite source. Reserves can however increase as a result of a quarry obtaining permission to expand its boundaries, and if quarries are successful in their planning permission applications, active reserves may increase. The distinction between 'inactive' and 'dormant' is complex and technical, related to the origins of the permissions granted (see para. 47 of MTAN 1). Based on recent shares of production Pembrokeshire and PCNP would be expected to contribute 10.5 Mt over the next 15 years; on a per capita basis this would equate to 6.0 Mt (Regional Technical Statement, 2007)¹⁸.

Currently there are two active limestone quarries; one active granite quarry; one active slate quarry and one active slate waste quarry; and four active mudstone/shale quarries. This is one of the most diverse areas in terms of types of aggregate produced in South Wales.

The majority of the area is also within 30 km of an active sand wharf at Pembroke Dock.

The geology and the environmental capacity of the County are extremely varied making generalisation difficult, but resources in most areas apart from the hinterland and east, tend to have lower capacity (i.e. are sensitive to the establishment of mineral operations).

¹⁸ The Pembrokeshire County Council and Pembrokeshire Coast National Park are grouped together for confidentiality reasons in the Draft Technical Statement)

If Pembrokeshire was to be called upon to support demand currently met by PCNP, overall permitted reserves are still well in excess of a 15 year requirement, but the varied mix of materials contained in that overall reserve is far from evenly balanced and may necessitate some extra provision.

Reserves of land won sand and gravel are sufficient for more than 15 years based on recent rates of output. This may change following updates.

Although slate waste has been recycled for some years, this has been on a small scale and suitable resources are limited. Sources of CD & EW (construction demolition and excavation waste) are likely to be concentrated in the parts of the County with built up areas.

South Wales figures

Aggregate reserves in South Wales *:

Active Aggregate reserves:	348.31 million tonnes
Inactive Aggregate Reserves:	84.41 million tonnes
Dormant Aggregate Reserves:	101.16 million tonnes
Total Aggregate Reserves:	533.88 million tonnes

*South Wales, in this instance, comprises:

Blaenau Gwent; Brecon Beacons NP; Bridgend; Caerphilly; Cardiff; Carmarthenshire; Ceredigion; Merthyr; Monmouthshire; Neath-Port Talbot; Newport; Pembrokeshire CC; Pembrokeshire NP; Powys; Rhondda Cynon Taff; Swansea; Torfaen & Vale of Glamorgan.

Data gaps

The report where these figures appeared advised caution when using the figures, as many involved some degree of estimation. The figures hold value in that they reflect the contribution of dormant sites to the overall landbank.

Sources:

South Wales Regional Aggregates Working Party (SWRAWP). Annual Report 2008.

Available online: <http://www.swrawp-wales.org.uk/Html/RAWP2008%20Annual%20Report%20A4.pdf>

Welsh Assembly Government Minerals Technical Advice Note 1:Aggregates. March 2004. (MTAN 1).

SWRAP, Regional Technical Statement, 2007 – need to update date.

Permissions

Table 103

Pembrokeshire County Council		Pembrokeshire Coast National Park	
Quarry	Permission Expiry	Quarry	Permission Expiry
Blaencilgoed	2042	Bottom Meadow	2015 / 2039
Bolton Hill	2042	Carew	2035
Brawdy	2008 + 5 yrs aftercare	Middle Mill	2042
Cefn	2009	Pantgwyn	2009
Cotts Lane	2007	Penberry	2042

Gellihalog	2042	Rhyndaston	2020
Gilfach	2042	Syke	2042
Penlan	2009	Trefigin	2032
Plascwrt	2014		
Popehill	2007		
Slade Hall *	2007		
Treffgarne	2042		
Yetwen	2010		

* An extension has been applied for.

GLOGUE: Slate waste removal until 2023.

Future trend

The large numbers of permissions expiring in 2042 are a legacy of decisions made during the Second World War to award unlimited permissions and consequent agreements in 1982 to make these last 60-years. The system now is far stricter in awarding permissions and considers each case on its individual merits, with extensive consultation and surveys undertaken. Lengths of permissions can range from two to 20/30 years.

Sources:

Planning documents, conditions and legislation, Pembrokeshire County Council.

Aggregates

Table 104

Crushed rock aggregate sales in million tonnes, Reserves in parentheses (million tonnes and years)					
Area	2004 (Reserves at 31.12.04, Years)	2005 (Reserves at 31.12.05, Years)	2006 (Reserves at 31.12.06, Years)	2007 (Reserves at 31.12.07, Years)	2008 (Reserves at 31.12.08, Years)
Pembrokeshire County Council	Sales not available (15.0, 47yrs)	Sales not available (14.70, 34 yrs)	Sales not available (29.00, 65yrs)	Sales not available (29.00, 28)	Sales not available (15.10, 25)
Dyfed	Sales not available (147.2, 284)	Sales not available (167.75, 237)	Sales not available (178.00, 252yrs)	Sales not available (145.93, 182)	Sales not available (126.4, 183)
Dyfed + West Glamorgan*	2.77 (163.8, #)	2.66 (182.00, #)	1.90 (193.00, #)	3.27 (x, #)	2.85 (x, #)
South Wales	11.58 (575.10, #)	10.85 (584.00, #)	11.46 (600.00, #)	12.51 (600)	535.64 (767)

Dyfed incorporates Carmarthenshire, Ceredigion, Pembrokeshire, and Pembrokeshire Coast National Park

* = Data includes Dyfed + West Glamorgan (Neath-Port Talbot and Swansea)

Reserves = Landbank¹⁹ of reserves

= Years cannot be provided due to confidentiality rules

Table 105

Land won sand & gravel, total sales (million tonnes) and reserves (in parentheses)					
	2004	2005	2006	2007	2008
Area					
Dyfed	0.25 (9.87)	0.35 (10.86)	0.23 (10.63)	0.23 (10.39)	0.29 (3.09)
South Wales	0.40 (10.48)	0.44 (11.36)	0.28 (11.08)	0.24 (10.75)	0.30 (3.64)

Table 106

Marine Dredged Aggregates (tonnes)						
Area	Landing Port	2004	2005	2006	2007	2008
Pembrokeshire County Council	Pembroke Dock	44,509	66,607	54,034	60,267	42,494
South Wales		1,071,344	1,001,767	951,968	1,070,981	846,458

Sources:

South Wales Regional Aggregates Working Party – Annual Report 2004; 2005; 2006; 2007; 2008

<http://www.swrawp-wales.org.uk/Html/publications.html>

¹⁹ A landbank is a stock of planning permissions for the winning and working of minerals, measured in years it would take to exhaust supplies, based on current trends.

Recycling

A number of companies, separate to quarries, recycle material in Pembrokeshire using crushing machinery to make secondary aggregates suitable for road surfacing and concrete and so on.

A target for recycling C&D waste as aggregates was proposed for Wales of at least 40% by 2005 (MTAN1, 2004).

The amount of secondary aggregates that have been used as a substitute for primary aggregates is reported (Faber Maunsell Draft in 2007/8 C+D waste arisings survey) to have increased from less than 25% in 2003 to in excess of 40% in 2005. This meets the 40% target set out in Minerals Technical Advice Note - Aggregates, even though the total amount of arisings have increased significantly from 6.00 to 8.50mt (2003-2005) (SWRAWP, Annual Report 2006).

Future trend

Pembrokeshire County Council has targeted aggregates recycling as a growth area in accordance with national policies in order to reduce dependence on unsustainable mineral resources. In April 2008 the aggregates levy will increase to £1.95 per tonne, meaning that recycling aggregates becomes even more economically viable.

Comparators

Over 25% of the aggregates sold in the UK are from recycled or secondary sources, a figure that is the highest in Europe and is significantly higher than the average of 8%. 90% of arisings from sites demolished in the UK were recycled or reused.

Sources:

South Wales Regional Aggregates Working Party – Annual Report 2006
South Wales Regional Aggregates Working Party – Annual Report 2007
South Wales Regional Aggregates Working Party – Annual Report 2008
South Wales Regional Aggregates Working Party – Annual Report 2009?
Quarry Products Association. Quarrying Today – Issue 21, Summer 07.
Welsh Assembly Government Minerals Technical Advice Note – Aggregates.
March 2004

Building stone

The British Geological Survey, on behalf of the Department for Communities and Local Government, claimed that Pembrokeshire's primary importance as a building stone resource on a UK level is for Ordovician slate. Such resources are found at Yetwen quarry (which is inactive) and in areas of North Pembrokeshire controlled by the National Park, but are quarried only at a very limited level. In the County itself, limestone and granite are more valuable building stone resources, originating from Blaencilgoed, Gellihalog and Bolton Hill quarries.

Comparators

Total sales of building stone in Great Britain were reported by the Office for National Statistics as £67 million in 2004, of which sandstone accounted for some 59%.

Table 107: Distribution of active building stone quarries in the UK, March 2007

	Wales	UK
Building sandstone	16	208
Building limestone, incl. chalk	10	137
Granite & other igneous rocks	4	48
Slate & marble	15	38
Ironstone flint, serpentine etc.	0	8

Data Gaps and uncertainties

3-company confidentiality rule obstructs attempts to gain detailed figures.

Source:

<http://www.mineralsuk.com/britmin/mpfbuildingstones.pdf>

Quarry Products Association - Sustainable Development Report 2007

Coal Reserves

The Pembrokeshire Coalfield is predominately in a band some 2-6 miles wide from the Tenby to Telpyn Point coast in the east, to the Little Haven to Haroldston West coast in the west. There is also a coastal section between Nolton Haven and Newgale on the same coast of St Brides Bay. There are no accurate records of the quantity, quality or arrangement of remaining coal deposits in Pembrokeshire.

Figure 36: The lightly shaded area on the map below shows the Pembrokeshire Coast National Park, with the yellow area denoting the location of the Pembrokeshire Coalfield.



Future trend

No coal is mined in Pembrokeshire and there are no plans to do so, but Pembrokeshire County Council and Pembrokeshire Coast National Park Authority created a Supplementary Planning Guidance to safeguard the resource in case it is required in the future.

Source:

Pembrokeshire County Council & Pembrokeshire Coast National Park Authority – Safeguarding the Coal Resource in Pembrokeshire: Supplementary Planning Guidance. Adopted February / March 2007

Quarry Restoration

When Pembrokeshire County Council gives permission for quarrying it will also provide guidance regarding restoration of the land once operations come to an end. The official reason for these planning conditions is often concerned with “ensuring the satisfactory restoration of the site in the interests of the amenity of the area”, sometimes with reference to “local residents in particular”.

Conditions can include demanding that no topsoil is taken away from the site, that no trees or shrubs are removed from the site and that any intrusions of Japanese Knotweed are eradicated fully. An over-riding aim of such conditions is to allow and promote the colonisation of the site by the natural flora and fauna of the locality. Many disused and restored quarries can provide a local biodiversity and geodiversity resource.

Such conditions have been applied to non-operational quarries in Pembrokeshire, which were listed under the ‘Active Quarries’ section.

Energy

Ecological footprint

Pembrokeshire had an ecological footprint of 5.3 global hectares per capita (gha/cap)²⁰ in 2003 which is marginally higher than the Welsh footprint (5.16 gha/cap), but lower than the UK footprint (see Table). The Ecological Footprint is a measure of how much land and sea area we use to support our lifestyles, compared with what is available.

Table 108: Ecological footprint in global hectares per capita

Area	Ecological footprint in global hectares per capita per person
Pembrokeshire footprint	5.3
Wales Spatial Plan area: Pembrokeshire Haven	5.26
Wales footprint	5.16
UK footprint	4.89
Global footprint	2.2

²⁰ Dawkins, E., Paul, A., Barrett, J., Minx, J. and Scott, K.: Wales' ecological footprint – Scenarios to 2020 (2008)

Global capacity (refers to the biological land actually available on a global level)	1.8

Future trend

Table 109: Potential ecological footprint reductions if waste reduction target is met

Year	Total EF gha / Wales / yr	EF per resident Gha / cap / yr	Reduction
2001	1,722,201	0.59	-
2020	1,089,880	0.37	37%

The above table is based on the assumption that Wales will meet the following waste reduction target: 'By 2020 waste arisings per person should be less than 300 kg per annum' compared to current production of 461 kg per person.

The footprint of Wales has increased at an average rate of 1.5% per year between 1990 and 2003. This closely mirrors the growth in Gross Value Added (GVA) in Wales over the same period. This trend is not unique to Wales and is replicated elsewhere in the UK.

If the historic growth in footprint were to continue at rate of 1.5% a year, this would result in an ecological footprint 20% higher than the 2003 figure (6.19gha/capita) in 2020.

Three broad areas of household consumption contribute 63% of the footprint of Wales; these are housing, food and personal travel. The report Wales' ecological footprint – Scenarios to 2020 (2008) illustrates how consumption in these areas may change over time, modelling scenarios from 2001 to 2020.

Figure 37: Ecological Footprint of Wales

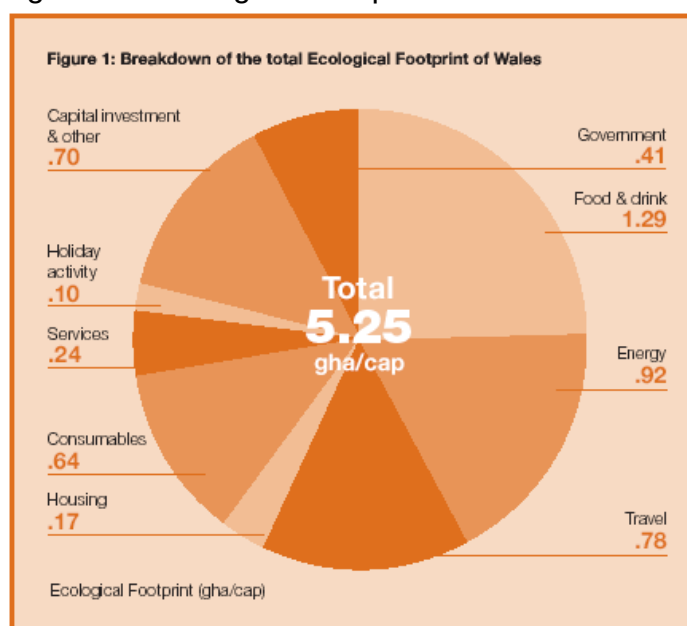
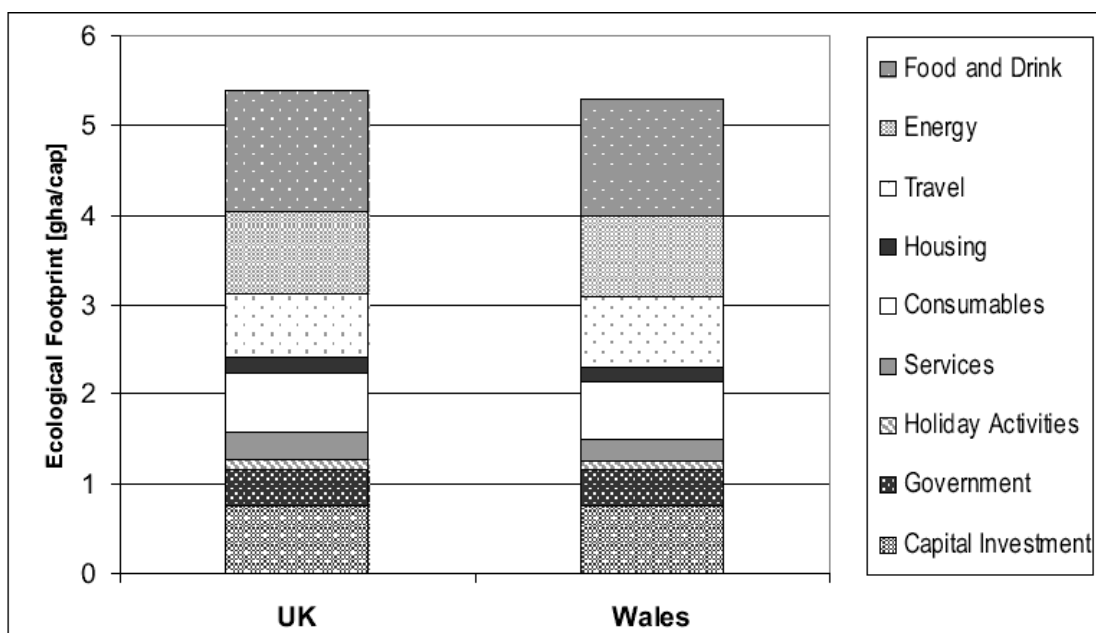


Figure 38: Ecological footprint by sector, Wales & UK, 2001:

**Sources:**

Reducing Wales' Ecological Footprint, March 2005. Stockholm Environmental Institute & WWF Cymru -

<http://www.sei.se/index.php?page=pubs&pubaction=showitem&item=13>

See also 'Report summary' -

http://www.wwf.org.uk/filelibrary/pdf/redwalesfoot05_eng.pdf

(5) The Footprint of Wales, A Report to the Welsh Assembly Government, WWf Cymru, 2002.

Wales' ecological footprint – Scenarios to 2020 (2008)

http://sei-international.org/mediamanager/documents/Publications/Future/wales_ecological_footprint_report_270508_final.pdf

Energy consumption per building and per occupant

http://www.pembrokeshire.gov.uk/content.asp?Language=&id=10328&nav=101,154,983&parent_directory_id=646

This page on the Council's website summarises the measures towards reducing energy consumption undertaken throughout the County's public buildings, which include schools, council offices, leisure centres and so on. However, it is short on quantified data.

Comparators

The UK building stock is directly responsible for approximately 50 per cent of UK's energy use and carbon emissions.

Data gaps and uncertainties

Data is available for public buildings over 1000m², but so far there has not

been a comprehensive review of energy consumption in all of Pembrokeshire's buildings. It has been suggested that a 'per occupant' measure would be misleading, given that occupancy varies over the time of day, week, year and so on.

Sources:

Pembrokeshire County Council Transportation and Environment department
Parliamentary Select Committee on Science and Technology Memo –
October 2004

Welsh European Funding Office. A practical guide to promoting environmental sustainability – Energy

Electricity and gas use

Western Power Distribution is responsible for electricity supplies across South Wales and South West England. Wales & West Utilities is the area's gas supplier. Comprehensive consumption figures for Local Authorities and Regions are provided annually by the Department for Business, Enterprise and Regulatory Reform. Figures for electricity use are higher in Pembrokeshire than Wales and figures for gas are lower than the Wales average.

Table 110

Regional and local electricity consumption statistics (experimental)		2003		2004		2005		2006		2007		2008	
NUTS4 Area and Government Office Region:		Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales
Domestic consumers	Sales – GWh	242	5,196	263	5,602	265	5,656.0	260	5,600	246	5,398	250.6	5,307.2
	Number of MPANs * (thousands)	50.3	1,211.5	54.4	1,305.1	55.2	1,315.1	56.0	1,328	54.1	1,303	57.6	1,338.5
Commercial and Industrial Consumers	Sales – GWh	638	9,961	787	10,970	798	11,910.6	782	11,794	816.7	11,233.7	806.1	10,960.0
	Number of MPANs (thousands)	4.6	99.1	8.0	130.1	8.3	134.5	7.9	125	7.7	124.2	8.0	122.9
All Consumers	Sales – GWh	880	15,158	1,051	16,572	1,063	17,566.1	1,042	17,394	1,063	16,632.6	1,056.8	16,267.1
	Number of MPANs (thousands)	54.9	1,310.6	62.4	1,435.2	63.0	1,449.5	63.9	1,454	61.8	1,427.2	65.6	1,461.4
Sales per consumer	Average domestic consumption kWh	4,824	4,289	4,843	4,293	4,801	4,300.5	4,640	4,215.1	4,556	4,143	4,355	3,965
	Average industrial and commercial consumption kWh	138,189	100,529	97,890	84,315	96,609.0	88,584.2	99,270	94,290.7	105,668	90,462	100,429	89,182
Sales per household	Average domestic consumption kWh	-	-	-	-	-	-	-	-	4,896	4,328	4,829	4,132

MPANs – Meter Point Administration Numbers

Sources:

2003/2004: <http://www.berr.gov.uk/files/file45727.xls>

2005/2006: <http://www.berr.gov.uk/files/file45726.xls>

2007/2008:

http://www.decc.gov.uk/media/viewfile.ashx?filepath=statistics/regional/december09/1_20091222104451_e_@@_subnatelectricity0508.xls&filetype=4

<http://www.decc.gov.uk/en/content/cms/statistics/regional/regional.aspx>

Table 111

Gas Sales and numbers of customers by region and area, 2005		2003		2004		2005		2006		2007		2008	
NUTS4 Area and Government Office Region:		Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales	Pembs	Wales
Domestic Consumers	Sales 2005 – GWh	542	20,278	628	20,735	552	19,889	543	19,599	523.2	18,837.5	503.9	18,254.6
	Number of consumers (thousands)	28.38	992.00	32.11	1,001.02	30.85	1,041.74	31.2	1,060	31.8	1,073.4	32.1	1,079.9
Commercial and Industrial consumers	Sales 2005 – GWh	237	21,009	319	22,357	137	14,422	128	12,803	123.1	12,100.2	118.9	11,429.5
	Number of consumers (thousands)	0.50	16.00	0.59	16.45	0.51	16.08	0.5	15	0.5	14.2	0.4	13.0
All Consumers	Sales 2005 – GWh	779	41,287	946	43,092	688	34,311	671	32,401	646.3	30,937.7	622.8	29,684.2
	Number of consumers (thousands)	28.88	1,008.00	32.71	1,017.47	31.36	1,057.83	31.7	1,075	32.3	1,087.6	32.6	1,092.9
Sales per Consumer	Domestic-kWh	19,115	20,442	19,540	20,714	17,883	19,092	17,401	18,493	16,447	17,550	15,678	16,905
	Commercial and industrial – kWh	470,651	1,313,063	536,077	1,358,914	265,927	896,725	269,936	827,908	270,566	850,389	289,203	879,465

Sources:

2003 <http://www.berr.gov.uk/files/file11886.xls>2004 <http://www.berr.gov.uk/files/file18546.xls>

2005/2006/2007/2008

http://www.decc.gov.uk/media/viewfile.ashx?filepath=statistics/regional/december09/1_20091222104505_e_@@_subnatgas0508.xls&filetype=4
<http://www.decc.gov.uk/en/content/cms/statistics/regional/regional.aspx>

There is also a reliance on oil powered energy in domestic residences due to limited supply of gas to some areas of Pembrokeshire.

Future trend

None identified

Comparators

Figure 39: Annual Average Domestic Gas Consumption
KWh per customer, 2005

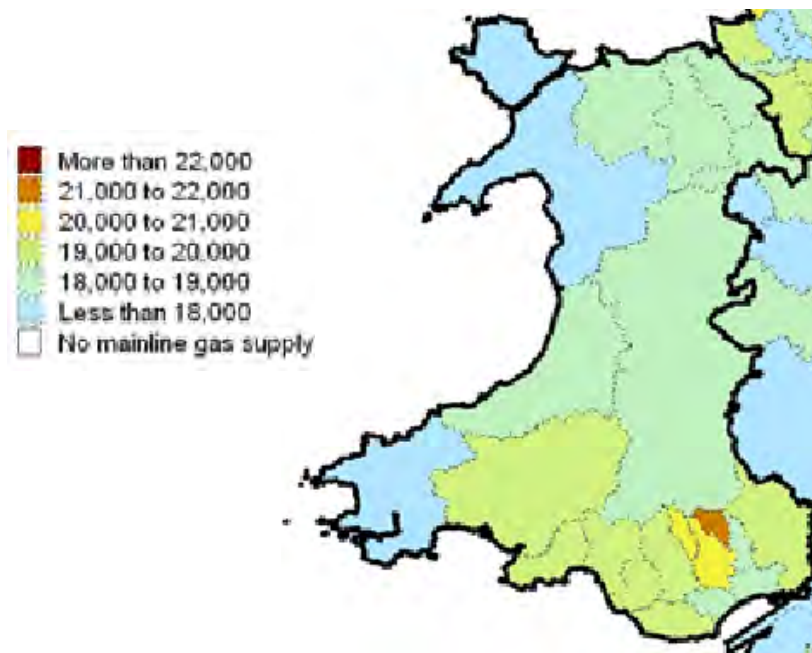
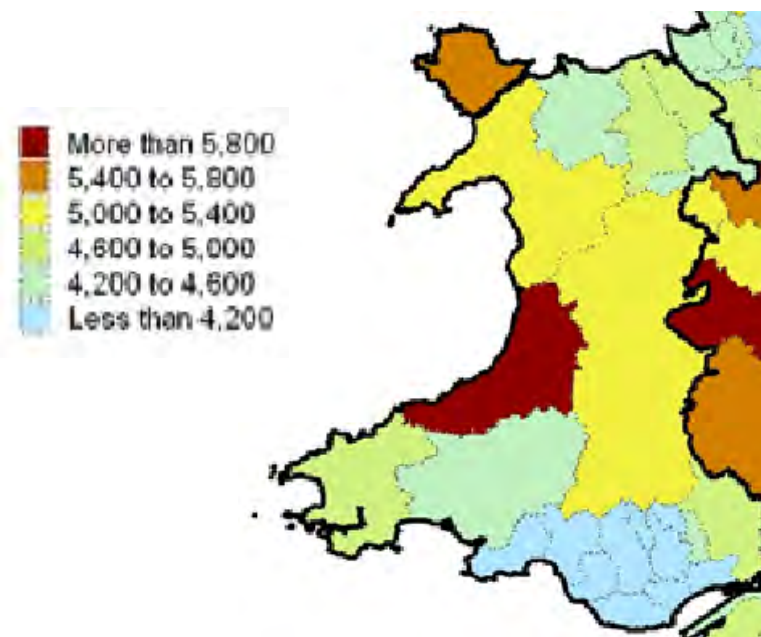


Figure 40: Annual Average domestic electricity consumption
KWh per customer, 2005



There is a lack of detailed information on the energy efficiency of domestic, industrial and commercial consumers.

Source:

BERR Regional Energy Consumption Statistics -

2003 <http://www.berr.gov.uk/files/file11886.xls>

2004 <http://www.berr.gov.uk/files/file18546.xls>

2005/2006/2007/2008

http://www.decc.gov.uk/media/viewfile.ashx?filepath=statistics/regional/december09/1_20091222104505_e_@@_subnatgas0508.xls&filetype=4

<http://www.decc.gov.uk/en/content/cms/statistics/regional/regional.aspx>

Renewable energy statistics (inc. electricity generated from renewable sources)

The Non-Fossil Purchasing Agency Ltd has contracts with six renewable energy providers in Pembrokeshire (excluding Park areas).

Table 112

Name of site	Type of energy produced	Contracted capacity (MW)
Llys y fran	Hydro	0.25
Withyhedge	Municipal & Industrial	8.073;
	Waste; Landfill Gas	2.422
Rhoscrowther, Angle	Wind	0.947
Mynydd Cilciffeth,	Wind	3.371 x 2
Puncheston (A & B)		
Jordanston	Wind	4.214
Trenewydd, Puncheston	Wind	2.739
		TOTAL = 25.387

The amount of energy produced from renewable sources in the County is negligible.

Future trend

Renewables obligation: 10% of UK electricity supply to come from renewables by 2010, and 20% by 2020. TAN 8 guidelines will have implications for LDPs as they will be required to 'consider the local availability of renewable energy resources and develop suitable policies that promote their implementation'. The Renewable Energy Route Map for Wales believes that it is quite feasible for Wales to produce more electricity from renewables than consumed within 20 years (WG, 2007).

Comparators

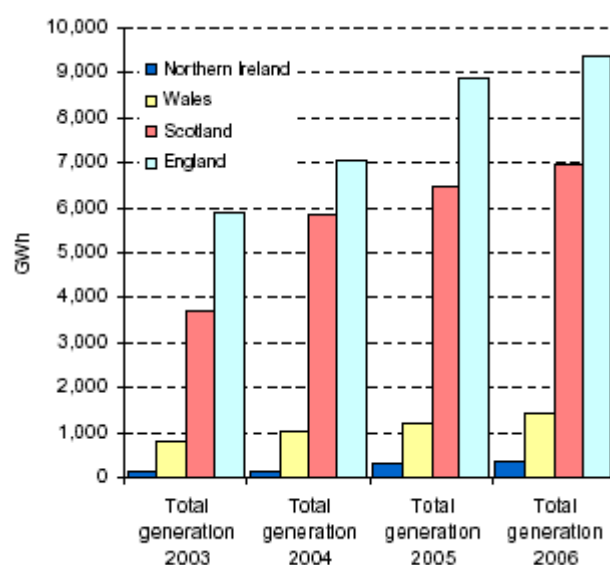
Table 113: Renewable energy statistics for Wales and the UK, 2006.

		Hydro	Wind & Wave	Landfill gas	Other Biofuels	Total
Number of sites generating electricity from renewable source	Wales	46	35	17	4	102
	UK	318	329	372	199	1218
Installed capacity of sites generating electricity from renewable sources (MW)	Wales	147.1	359.0	33.7	3.3	543.1
	UK	1521.6	1955.0	856.2	670.6	5013.3
Electricity generated from renewable sources (GWh)	Wales	275.0	867.0	182.7	84.4	1409.2
	UK	4604.7	4225.1	4424.5	4871.7	18193.3

Table 114: Renewable energy statistics for Wales and the UK, 2008.

		Hydro	Wind	Landfill gas	Other Biofuels	Total
Number of sites generating electricity from renewable source	Wales	50	42	21	14	127
	UK	374	459	405	268	1506
Installed capacity of sites generating electricity from renewable sources (MW)	Wales	147	375	43.5	8.5	574.4
	UK	1,629.8	3,406.7	908.3	835.8	6,803.1
Electricity generated from renewable sources (GWh)	Wales	334.2	989.1	221.4	82.1	1,626.9
	UK	5,167.8	7,094.5	4,757.3	4,558.1	21,577.7

Figure 41: Trends in generation from renewable by country, 2003 – 2006.



Data gaps and uncertainties

No data more specific than Wales

Sources:

Department for Business Enterprise and regulatory reform – Energy trends 2007

www.restats.org.uk (30th Oct 07)

Welsh Assembly Government Technical Advice Note 8. July 2005

Non-Fossil Purchasing Agency - <http://www.nfpa.co.uk/> 6th November 07

Planning applications for wind turbines

Between January 1996 and October 2007, Pembrokeshire County Council determined 30 planning applications for wind turbines: 14 were conditionally approved, ten refused and two determined by appeal. Two applications were withdrawn and two have not been decided.

Between May 2008 and 2009, Pembrokeshire County Council determined 10 applications for wind turbines: 6 were conditionally approved, 2 refused and 1 withdrawn.

Future trend

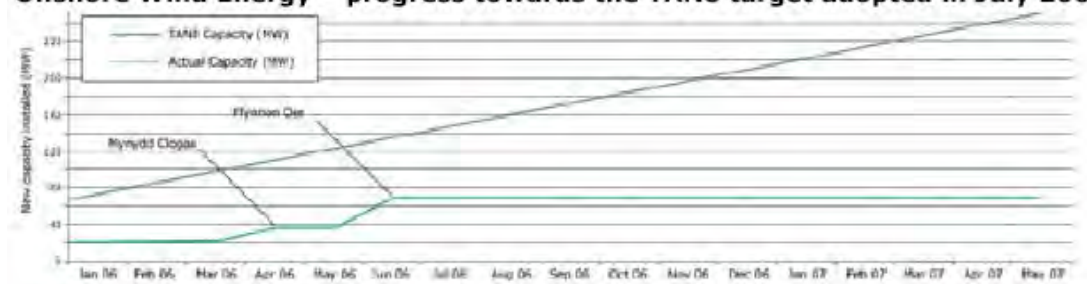
Welsh Assembly Government TAN 8 section 5 sets out theoretical targets for increasing the number of successful applications, but emphasises that judgement be case-specific and sound.

Comparators

The British Wind Energy Association (BWEA) are concerned that Wales has fallen 75 % behind its target for renewable energy generation in 2010. No extra capacity was built between June 2006 and May 2007, resulting in Wales falling further behind the target output, shown below.

Figure 42

Onshore Wind Energy – progress towards the TAN8 target adopted in July 2005



Sources:

PCC planning application records -

<http://planning.pembrokeshire.gov.uk/swiftlg/apas/run/WCHVARYLOGIN.display?langid=1>

BWEA Wales renewable energy bulletin – Issue 6 July 2007

Welsh Assembly Government Technical Advice Note 8. July 2005

Power production

No fossil fuels have been used to generate power in Pembrokeshire since the Pembroke Power Station shut in 1997. Details of renewable power

production in Pembrokeshire can be seen above in the section 'Renewable energy statistics'.

Future trend

Construction on the RWE n-power gas fired power station at the former Pembroke Power Station has commenced. This will see use made of the National Grid's capacity for 4,000MW to be generated in Pembrokeshire.

Pembrokeshire is placing itself as an 'Energy Capital', and one important aspect of this is the WaveDragon project based offshore around 3 miles from Dale. This is a temporary 7MW project that, if successful, may pave the way for similar larger-scale schemes.

Sources:

PCC:

http://www.pembrokeshire.gov.uk/content.asp?nav=104,993,1005&parent_directory_id=646&id=11148&d1p1=1 5 November 2007

BERR

<http://www.berr.gov.uk/energy/markets/consents/applications/page23224.html> 5 November 2007

WaveDragon - <http://www.wavedragon.co.uk/home/> 5 November 2007

Refineries

Two of the UK's major oil refineries are located in Pembrokeshire, one on either bank of the Milford Haven. Between them they produce around 30% of the UK's refined oil products. In Pembroke, Texaco process 28.6 million litres of crude oil a day and produces 13.6 million litres of petrol each day. It receives almost a million barrels a week of crude oil. The refinery at Milford Haven is smaller, receiving 750,000 barrels a week. The plant is soon to be owned wholly by Murco having successfully bid for the 70% share belonging to TotalFinaElf.

Sources:

<http://www.uk.total.com/activities/milford.asp> (5 November 2007)

<http://www.texaco.co.uk/biodiversity/Index.htm> (5 November 2007)

<http://www.murco.co.uk/pages/refining.html> (5 November 2007)

LNG

Two large-scale facilities have been built on the northern shore of the Milford Haven waterway with a pipeline under construction linking the Haven to destinations in Swansea and Gloucestershire. The Liquefied Natural Gas importation and regassification plant at South Hook will be used by eight 250,000 tonne ships transporting LNG from Qatar to the UK. The first shipment of LNG arrived on 7 May 2009. The smaller Dragon LNG plant at Waterston processes LNG from various sources worldwide.

Sources:

South Hook LNG - <http://www.southhooklng.co.uk/>

Dragon LNG - <http://www.dragonlng.co.uk/>

Milford Haven port authority - <http://www.mhpa.co.uk/lng.php>

10. Water

Summary of baseline

Non-designated beaches/water quality

Table 115: Non-designated beaches/recreational waters/water sampling points water quality results (outside the park):

Site	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Haverfordwest River	F	F	F	F	F	F	F	F	F	NS
Neyland Marina	I	I	I	G	I	G	G	I	I	NS
Llanion Slip	I	I	I	I	I	G	I	I	I	I
Pembroke Mill Pond	I	I	F	I	I	F	F	F	F	F
Gelliswick	I	F	I	I	I	I	I	I	F	I
Goodwick Harbour	I	G	G	G	G	G	G	I	G	NS
Goodwick Sands	I	G	F	I	G	I	I	I	I	F

KEY

- G = EC Guideline Standard
 I = EC Mandatory Standard
 F = Poor

Source: Public Protection, Pembrokeshire County Council (Diane Turbervill)

The Standards

1. The Directive specifies a range of water quality standards that should be achieved in identified bathing waters and indicates the required monitoring frequency. These standards fall into two categories, mandatory (I, imperative) and guideline (G) standards.
2. The government currently uses the faecal and total coliforms "I" standards as the basis for determining UK compliance with the directive. Additional microbiological "I" standards concern the occurrence of salmonella and enteroviruses. Physico-chemical "I" standard parameters are tested as indicated. The occurrence of faecal streptococci is also examined. Faecal streptococci has a guideline standard in the Directive. Environment Agency Wales has been granted a derogation for transparency at all its bathing waters from 1991.
3. Compliance with the "G" standards is not mandatory but the Directive states that member states should "endeavour" to observe them as guidelines.

Non-EC identified bathing watersTable 116: Compliance of non-EC identified bathing waters with “I” and “G” standards in 2006²¹, for faecal and total coliforms, and faecal streptococci:

Bathing Water	Total Coliforms				Faecal Coliforms				Faecal Streptococci			
	No. samples	No. fail “I”	No. fail “G”	Compliance	No. samples	No. fail “I”	No. fail “G”	Compliance	No. samples	No. fail “G”	Compliance	Overall compliance G, I, F
Gelliswick	20	0	5	I	20	1	7	I	20	3	F	I
Goodwick Sands	20	0	5	I	20	0	7	I	20	6	F	I
Goodwick Harbour South	20	0	0	G	20	0	3	G	20	1	G	G

Source (EA Bathing Waters Report 2006 - http://www.environment-agency.gov.uk/commondata/acrobat/bw_wales2006b_1273866.pdf)

Table 117: Compliance of non-EC identified bathing waters with “I” and “G” standards in 2008²², for faecal and total coliforms, and faecal streptococci:

Bathing Water	Total Coliforms				Faecal Coliforms				Faecal Streptococci			
	No. samples	No. fail “I”	No. fail “G”	Compliance	No. samples	No. fail “I”	No. fail “G”	Compliance	No. samples	No. fail “G”	Compliance	Overall compliance G, I, F
Gelliswick	20	0	5	I	20	2	7	F	20	3	F	F
Goodwick Sands	21	0	3	G	21	0	3	G	21	2	G	G
Goodwick Harbour South	21	0	1	G	21	0	3	G	21	2	G	G

Table 118: Summary of non-EC identified bathing waters sampled between 1998 and 2008: overall compliance with the “I” standard for faecal and total coliforms:

Bathing water	Year									
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2008
Pembrokeshire	P	P	P	P	P	P	P	P	P	F
Gelliswick	P	P	P	P	P	P	P	P	P	P
Goodwick Harbour		P	P	P	P	P	P	P	P	P
Goodwick Sands										
Wales										
Total number of bathing	116	116	114	111	113	111	107	106	95	93

²¹ (G = Guideline and Mandatory pass; I = Mandatory pass; F = Fail *)

²² (G = Guideline and Mandatory pass; I = Mandatory pass; F = Fail *)

waters sampled										
Number not exceeding "I" standards	92	100	89	95	100	107	94	99	88	73
% not exceeding "I" standards	79.3	86.2	78.1	85.6	88.5	96.4	87.9	93.4	92.5	78.5

Source (EA Bathing Waters Report 2006 - http://www.environment-agency.gov.uk/commondata/acrobat/bw_wales2006b_1273866.pdf and [http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS REPORT_WALES.pdf](http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS_REPORT_WALES.pdf))

Table 119: Summary of non-EC identified bathing waters sampled between 1998 and 2008: overall compliance with the "G" standard for faecal and total coliforms, and faecal streptococci

Bathing water	Year									
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2008
Pembrokeshire	F	F	F	F	F	F	F	F	F	F
Gelliswick	P	P	F	P	P	P	P	P	P	P
Goodwick Harbour		F	F	F	F	F	F	P	F	F
Goodwick Sands										
Wales										
Number of bathing waters sampled	116	116	114	111	113	111	107	106	95	93
Number not exceeding "G" standards	22	36	32	33	59	46	39	57	43	40
Number not exceeding "G" standards	19	31	28.1	29.7	52.2	41.4	36.4	53.8	45.3	43

Source (EA Bathing Waters Report 2006 - http://www.environment-agency.gov.uk/commondata/acrobat/bw_wales2006b_1273866.pdf) (EA Bathing Waters Report 2008 - [http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS REPORT_WALES.pdf](http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS_REPORT_WALES.pdf))

Compliance is considered an unreliable indication of trends. Variation in compliance from year to year does not necessarily indicate genuine improvement or deterioration, owing to the statistical limitations of using such a small data set. There will always be some beaches that change their status as a result of marginal failures or passes.

Comparators, targets and trend

Table 120: Summary of compliance with faecal and total coliform and streptococci standards in Wales in 2006:

Bathing water		Number	"I" standard compliance	Percent	"G" standard compliance	Percent
EC	Wales	80	79	98.8	71	88.8
Non-EC	Wales	95	88	92.6	43	45.3

Source (EA Bathing Waters Report 2006 - http://www.environment-agency.gov.uk/commondata/acrobat/bw_wales2006b_1273866.pdf)

Table 121: Summary of compliance with faecal and total coliform and streptococci standards in Wales in 2008:

Bathing waters		Number of Bathing waters	"I" standard compliance	Percent I Compliance	"G" standard compliance	Percent G Compliance
EC	Wales	81	80	98.8	62	76.5
Non-EC	Wales	93	73	78.5	40	43

Source (EA Bathing Waters Report 2006 - [http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS REPORT_WALES.pdf](http://www.environment-agency.gov.uk/static/documents/Research/2008_BATHING_WATERS_REPORT_WALES.pdf))

The revised Bathing Water Directive (rBWD) entered into European Law on 24th March 2006. The Directive must be translated into UK law by March 2008, but the new features of the revised directive will take longer to come into effect. The revised directive should be fully in operation by 2015. The Government has set up a Policy Lead Group to introduce regulations and steer implementation of the Directive.

Consultation on the draft regulations is expected during 2007.

The rBWD makes changes to the monitoring and classification of bathing waters, the management of bathing water quality and the provision of information to the public. The rBWD requires close co-ordination with, and complements Water Framework Directive. More information is available on the DEFRA website (www.defra.gov.uk). Bathing water classifications will probably be based on 4 years of data.

There will be 4 classes - EXCELLENT, GOOD, SUFFICIENT and POOR - and stricter microbiological standards.

EXCELLENT – approximately twice as stringent as the current guideline standard

GOOD – similar to the current guideline standard

SUFFICIENT – tighter than the current mandatory standard

POOR – non-compliant

An objective is set for all bathing waters to achieve SUFFICIENT status by 2015. The standards will use two parameters: intestinal enterococci and *Escherichia coli*, and will be based on 95- and 90-percentile values.

River quality assessment

Rivers are assessed by the Environment Agency using a General Quality Assessment (GQA) according to chemical and biological quality (Defra).

River stretches are graded according to their quality, from grades A –F, where A is very good and F is bad. Phosphate and nitrate status in rivers are classified according to the amount of nitrate or phosphate detected. For nitrates 1 is very low (<5mg NO₃/l) and 6 is very high (>40mg NO₃/l). For phosphates, 1 is very low (<0.02mg P/l) and 6 is excessively high (>1mg P/l).

mg P/l – milligrammes per litre of phosphate

mg NO₃/l – milligrammes per litre of nitrates

140.5km of rivers classified wholly in or on the border or partly in the County.
(Borders with PCNPA, Ceredigion and Carmarthenshire) – Extrapolated from EAW data.

Percentage length of rivers with good biological and chemical river quality for Pembrokeshire*

Table 122

River length quality	1990	1995	2000	2005	2006	2007	2008
Pembrokeshire good biological quality	88.9	94.9	95.6	97.2	97.2		
Pembrokeshire good chemical quality	95.3	95.6	93.8	100.0	100.0		
Wales biological quality	78.5	87.0	78.3	80.0	82.0	88.0	
Wales chemical quality	86.3	93.2	93.4	94.7	95.3	94.8	

* Includes Pembrokeshire Coast National Park

Source:

<http://www.defra.gov.uk/environment/statistics/inlwater/download/xls/rq2006Wales.xls>

Percentage length of rivers with high nutrient status*

Table 123

River length	1990	1995	2000	2005	2006	2007	2008
Pembrokeshire high nutrient status – phosphate	11.8	3.4	0.0	2.4	3.6		
Wales high nutrient status – phosphate	26.1	10.2	7.6	9.1	10.7	10.2	8.5
Pembrokeshire high nutrient status – nitrate	No data	0.0	0.0	0.0	1.3		
Wales high nutrient status – nitrate	No data	0.5	1.5	0.4	1.4	1.4	1.3

* Includes Pembrokeshire Coast National Park

High nutrient status for rivers: nitrates = high + really high status;

phosphates = high + very high + excessively high.

Source:

<http://www.defra.gov.uk/evidence/statistics/environment/inlwater/download/xls/rq2006Wales.xls>

<http://www.defra.gov.uk/evidence/statistics/environment/inlwater/kf/iwcf10.htm>

100% of rivers in Pembrokeshire are good chemical quality

97% of rivers in Pembrokeshire are good biological quality, 3% are fair quality.

The Water Framework Directive

The Water Framework Directive (WFD) was published in December 2000 and transposed into English and Welsh law in December 2003. It introduces a new

concept of “good status” that is far more rigorous than current water environment quality measures. It is estimated that 95% of water bodies are at risk of failing to meet “good status”. The WFD requires that all water bodies should achieve good status by 2015.

The Water Bodies Status Summary Table below shows the numbers of each type of water body in each ecological, chemical and quantitative (groundwater only) class according to the baseline, 2009, classification of WFD water bodies.

Water Framework Directive: Water Bodies Status Summary for Pembrokeshire

Table 124

		Chemical Status			Ecological Status					Quantitative Status	
Water Body Category	Total No. Water Bodies	Good	Failing to achieve Good	Does not require assessment	High	Good	Moderate	Poor	Bad	Good	Poor
Coastal	6	2		4		3	3			5	
Groundwater	5	3	2								
Lake	3			3		2	1				
River	132	6		126		21	107	4			
Transitional	5	1		4			5				

Source: Environment Agency (2011) Local Evidence Package Pembrokeshire

The Water Framework Directive specifies that areas requiring special protection under the EC Directives and waters used for the abstraction of drinking water are identified as protected areas. These areas have their own objectives and standards. The Water Bodies Protected Areas Summary for Pembrokeshire is set out in the table below.

Water Framework Directive – Water Bodies Protected Areas Summary for Pembrokeshire

Table 125

Water Body Category	Total No of Water Bodies in a Protected area	Type of Protected Area							
		Bathing Waters	Drinking Water	Fresh Water Fish	Shellfish Waters	Nitrates	Urban Waste Water	Habitats & Species	Wild Birds
Coastal	5	4			1			3	
Groundwater	5		5						
Lake	3		2	1		1			
River	78	19	9	29		4		34	
Transitional	4	2						1	

Source: Environment Agency (2011) Local Evidence Package Pembrokeshire

Some water bodies have failed to meet the WFD Objectives and the table below shows the reasons for failure as known or suspected in January 2011.

Water Framework Directive: Reasons for Failure for Water Bodies in Pembrokeshire

Table 126

Reason for Failure	Number of Water Bodies
Diffuse source agriculture	34
Diffuse source non-agriculture	1
Flow/abstraction	
No reason for failure assigned	117
other	1
Physical modification	3
Point source non-water industry	
Point source water industry sewage discharge continuous	9
Point source water industry sewage discharge intermittent	
Suspect data	
Unknown reason	13

Source: Environment Agency (2011) Local Evidence Package Pembrokeshire

The current Bathing Water Directive specifies a range of water quality standards that should be achieved in designated bathing waters. The projected classification under the Revised Bathing Water Directive shows that majority of bathing waters are categorised as excellent and two are classified as good. This projected classification is based on 2007 to 2010 dataset (Source: Environment Agency (2011) Local Evidence Package Pembrokeshire).

The Nitrates Directive is designed to reduce water pollution caused by nitrate from agriculture. The directive requires Defra and the Welsh Government to identify surface or groundwaters that are, or could be high in nitrate from agricultural sources. An area in Pembrokeshire has been identified as a Nitrate Vulnerable Zone.

The River Basin Management Plans (RBMPs) required by the Directive are important new strategies that should influence development plans, and be influenced by them. There are three RBMPs which cover Wales: Dee, Severn and Western Wales.

While the GQA assessments have addressed river quality issues, the Water Framework Directive will help tackle water quality issues such as diffuse pollution. A new approach to water management is promoted through river basin planning, and it will set the objectives for water protection for the future. It requires all inland and coastal water bodies to reach at least "good" status by 2015 – subject to certain exemptions.

The WFD will ensure the water environment is looked at as a whole, integrating water quality, quantity and physical habitat with ecological indicators.

Monitoring of water quality in all water bodies started at the beginning of 2007. Other important dates for the WFD are:

- Draft River Basin Management Plans for each river basin district
- Final River Basin Management Plans
- Programs of measures for improvements to be fully operational
- Achieve the first set of water body objectives.

Comparators and targets – see tables above

94.4% of rivers in Wales are of good chemical quality

4% fair

1.5% poor

0.1% bad

79.4% of rivers in Wales are of good biological quality

19.7% fair

0.9% poor

0% bad

Trend

Difficult to determine trend due to statistical limitations and small sample size. There is variation in compliance year by year.

Drinking Water Quality

Water supplies:

Domestic premises with private water supplies = 830

Commercial premises with private water supplies = 183 (227 expected samples)

Public springs sampled = 16

Source: Public Protection, Pembrokeshire County Council.

There are approximately 1600 private water supplies in Pembrokeshire; 1200 various water samples are taken annually.

(<http://www.pembrokeshire.gov.uk/content.asp?id=12708&d1=0>)

Water Quantity

The Catchment Abstraction Management Strategies relevant to Pembrokeshire are: Cleddau and Pembrokeshire Coastal Rivers, Teifi and North Ceredigion, Carmarthen Bay and the Gower. Some of these are also water related SSSIs/SACs, which include Cleddau River, Pembrokeshire Marine and Teifi River and Carmarthen Bay SAC.

Cleddau Catchment Abstraction Management Plan (CAMS)

The majority of licensed abstractions in the Cleddau and Pembrokeshire Coastal rivers CAMS area are for spray irrigation. However, these licences make up only a small percentage (less than 3%) of the total volume of water licensed in the area. A large proportion of the water licensed for abstraction is for fish farming.

However, almost all this water is returned to the river close to the point of abstraction. This is known as non-consumptive use of water.

Water for public supply accounts for the biggest consumptive use, almost all of which is taken from the Eastern and Western Cleddau. This water is used by the water company, Dwr Cymru Welsh Water, to supply most of Pembrokeshire with its domestic water supply in addition to some of the major industry in the area.

The draft Water Resources Management Plan (revised October 2011) for Welsh Water identifies water resources as an issue for part of the county.

There are 5 water resource management units and 4 groundwater management units:

Table 127

WRMU GWMU name	Associated main river	Resource Availability Status		
		Individual WRMU status	Target status in 2012	Target status in 2018
WRMU1	Western Cleddau	No water available	No water available	No water available
WRMU2	Eastern Cleddau	Over licensed	Over licensed	Over licensed
WRMU3	Nevern, Gwaun	Water available	Water available	Water available
WRMU4	Alun, Solva, Castlemartin	No water available	No water available	No water available
WRMU5	Cartlett Brook, Westfield Pill, Gann Flats, Cresswell River, Ritec	Water available	Water available	Water available
GWMU1	Bosherston groundwater	No water available	Management of these units will not be possible until the exempt status is removed therefore no target status is proposed.	
GWMU2	Park Springs	No water available		
GWMU3	Milton	Over licensed		
GWMU4	Pendine	Water available		

Source: Cleddau and Pembrokeshire Coastal Rivers CAMS, 2006,
Environment Agency

Key to resource availability status

Indicative resource availability status	Licence availability
Water available	Water is likely to be available at all flows. Restrictions may apply
No water available	No water is available for further licensing at low flows. Water may be available at higher flows with appropriate restrictions.
Over licensed	Current actual abstraction is such that no water is available at low flows. If existing licences were used to their full allocation they could cause an unacceptable environmental damage at low flows. Water may be available at high flows, with appropriate restrictions.
Over abstracted	Existing abstraction is causing unacceptable damage to the environment at low flows. Water may still be available at high flows, with appropriate restrictions.

Source: Cleddau and Pembrokeshire Coastal Rivers CAMS, 2006,
Environment Agency

Figure 43: Resource availability status for water resource management units and groundwater management units (Cleddau and Pembrokeshire Coastal Rivers CAMS, 2006)



The Cleddau and Pembrokeshire Coastal Rivers CAMS Annual Update December 2009 states that water availability and restrictions have not changed since the CAMS was published in December 2006.

Source: Environment Agency (2009) The Cleddau and Pembrokeshire Rivers CAMS Annual Update.

<http://www.environment-agency.gov.uk/business/topics/water/119933.aspx>.

The Wales Spatial Plan (WSP) information packs from the Environment Agency predict that there is currently sufficient water supply available to meet planned demands in the resource zones within this spatial planning area (2007 annual review of water company water resources plans). However this applies to the Pembrokeshire Haven area, on a local scale, issues have been

identified in previous Environment Agency documents and there is a lack of information from the water company on specific details.

There is also some conflict between information, regarding the availability of water, the CAMS documents state there is no water available in some areas of the County, however, the WSP 'water resources for public supply' pack states that there is a surplus in Pembrokeshire.

Water quantity issues, constraints and gaps

There are perceived to be issues with water abstraction licensing in the Western and Eastern Cleddau (Cleddau CAMS).

There is also a lack of information from DCWW data on water resources and sewerage capacity.

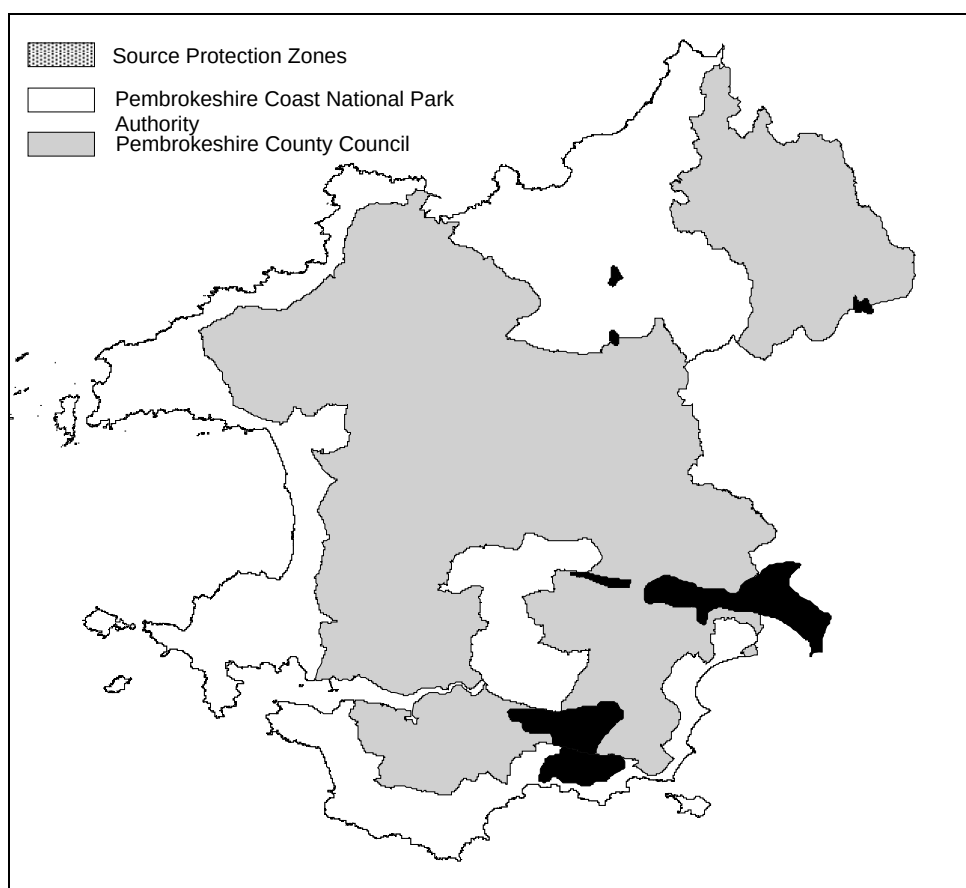
Source Protection Zones

Source Protection Zones (SPZs) defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which the EA occasionally apply, to a groundwater source.

Table 128

Source protection zones in Pembrokeshire
Milton
Eithbed
Valley Court
Henfeddau (on boundary with Carmarthenshire)
Park Springs Standby (SPZ within National Park and County)
Pendine (abstraction outside of County but SPZ partly within County)

Figure 44: Source Protection Zones in Pembrokeshire



Source: Environment Agency

Teifi CAMS area:

Teifi at tidal limit

Afon Cych

Teifi and Glanteifi gauging station

Water available at all three.

Agricultural activities have been identified as the cause of some localised organic pollution. There are some sewage treatment works on the Teifi.

Water availability

The majority of Pembrokeshire is fed from our Bolton Hill Water Treatment Works located to the West side of Haverfordwest. This works is a strategic asset for Dŵr Cymru Welsh Water (DCWW) in delivering potable water to customers, commercial, health and education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on the future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan.

Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures (Dwr Cymru Welsh Water, Pers. Comm.)

Salmon Action Plans

Based on 2010 Performance, the catchments at risk are: the Cleddau, and Nevern. The Teifi is also 'probably at risk'. The 2015 Forecast Performance states that the Cleddau and Teifi will probably not be at risk but the Nevern will still be at risk (Environment Agency (2011) Local Evidence Package Pembrokeshire). The key factors affecting salmon stock are set out below.

Key Issues Affecting Performance

Table 129

River	Exploitation	Water Quality	Water Quantity	Channel Structure and Siltation	Obstructions
Nevern		x		x	x
Teifi			x	x	x
Taf		x		x	x
Eastern & Western Cleddau		x		x	x

Comparators, targets and trend

Second wettest summer since records began in 1914 (Environment Agency, 2007).

Wales: Average consumption of water per head per day is between 140 and 150 litres.

The move towards river basin planning approach will protect all water bodies, including rivers, lakes, groundwater, estuaries and coastal waters.

Groundwater

Aquifers

Limestone aquifers in the south of the County (JUDP):

Carew - Milton spring source aquifer - limestone

Minor aquifer near Johnston

Old Hakin Road, Merlin's Bridge area – minor groundwater aquifer

Slade Lane, Haverfordwest – major aquifer groundwater aquifer

Pollution incidents

DATA FROM EAW for County specific pollution incidents – information is not part of the SEA package.

Public protection (PCC) – 5 complaints relating to pollution in 2006-2007.

Flooding

There is fluvial and coastal flooding of main rivers in the Eastern and Western Cleddau, and tributaries. Coastal flooding occurs at Amroth.

There are issues with flooding due to the capacity of sewers, drains and infrastructure. High river flows combined with high tides also present problems in Haverfordwest, Fishguard, Cardigan, and St. Dogmaels.

Summary of main flood risk areas in Cleddau catchment:

- Haverfordwest (fluvial, tidelocking, surface water, sewer flooding)
- Llawhaden (fluvial and surface water)
- Narberth and Johnston (non-main river flooding and urban drainage)

Summary of main flood risk areas in southern coastal streams

- Begelly, Pembroke and New Hedges (partly in the Park) (Non main river flooding and urban drainage)
- Carew (non main river flooding and urban drainage)
- Amroth (tidelocking).

The main risks in the Lower Teifi catchment are fluvial river flooding and fluvial combined with high tides.

The main risks in the Western coastal rivers are on the Gwaun at Fishguard (high river flows combined with high tides).

There is the potential for groundwater flooding at Ludchurch.

Source:

Catchment Flood Management Plan Scoping Report 2007 (EAW)

Table 130: Summary of significant flood defences (CFMP Scoping report 2007):

Standard of protection	Defence type	Maintainer	Type	Location
100	Raised defence (man-made)	Local Authority	Fluvial/tidal	Haverfordwest
		Local Authority	Fluvial	Haverfordwest
		Local Authority	Fluvial/tidal	Riverside market, Haverfordwest
50	Raised defence (man-made)	Environment Agency	Fluvial	Cartlett Brook, Haverfordwest
10	Raised defence (man-made)	Private	Fluvial	Amroth
		Environment Agency	Fluvial	Cerbyd, Solva
		Private	Fluvial	Cwmteg House, Fishguard
		Private	Fluvial	Gelli
		Private	Fluvial	Henllan Bridge, Cardigan

Table 131: Number of properties at risk from flooding in Pembrokeshire (Environment Agency, Flood Risk Management WSP package):

Local Authority	Local Authority Properties			% Wales Floodplain Properties
	Total	Floodplain Total	% of properties in floodplain	
Pembrokeshire	59063	1296	2.2	0.7

Table 132: Residential properties at risk from river flooding by community (CFMP scoping report, EAW, 2007)

Data source	Area	Key communities	Number of residential properties at risk		
			10 to 1	100 to 1	1000 to 1
Flood zones	Nevern	Newport, Fishguard	-	37	98
	Pembroke	Pembroke	-	6	21
	Ritec	Tenby area	-	5	16
Broadscale modelling	E Cleddau	Narberth	1	3	7
	W Cleddau	Haverfordwest	6	7	33
	Teifi	Cardigan, Tregaron, Lampeter	91	157	330
	TOTAL		98	215	505

AEP - Annual exceedance probability – the statistical chance of a flood event occurring in any one year. The chance is stated as a percentage, for example, 1% annual probability event i.e. there is a 100 to 1 chance of this magnitude of flood event in any one year.

Table 133: Population currently at risk from river flooding (CFMP scoping report, EAW)

Source data	Area	10 to 1	100 to 1	1000 to 1
Flood zones	Nevern & tributaries	-	90	230
	Pembroke	-	15	50
	Ritec	-	10	40
Broadscale modelling	Eastern Cleddau	5	10	20
	Western Cleddau	15	20	80
	Mwldan	10	25	25
	Teifi	220	380	790

Based on number of residential properties x 2.39 occupants per property

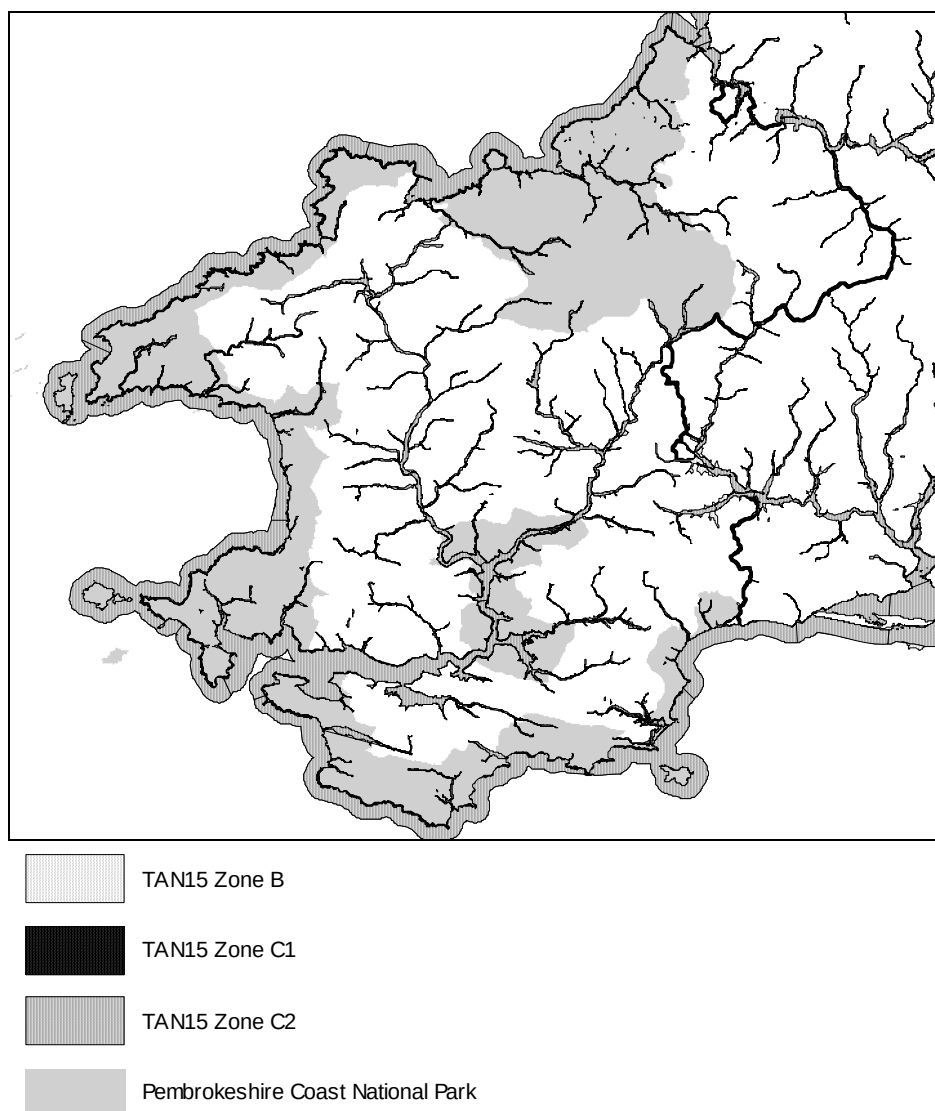
Proposed scenarios are summarised for hydraulic modelling work carried out by the Environment Agency which show general conclusions about changes in the conditions to which the catchments are most sensitive and whether the impact is positive or negative in terms of the depth and extent of flooding and associated damage costs (Table 126 below). The Western Cleddau is particularly sensitive to the effects of flooding associated with climate change due to the more densely populated area of Haverfordwest.

Table 134

Water course	Climate change (50 years time)	Climate change (100 years time)	Sea level rise (50 years time)	Sea level rise (100 years time)	Urban development (50 and 100 years time)	Land use change (50 years time)	Land use change (100 years time)
E Cleddau	Small	Small	N/A	N/A	No impact	Small	Small
W Cleddau	Significant	Significant	Significant	Significant	No impact	Significant	Significant
Mwldan	Small	Small	N/A	N/A	No impact	Small	N/A
Teifi	Moderate	Moderate	Moderate	Moderate	No impact	Significant	Significant

Source: Pembrokeshire and Ceredigion Rivers Catchment Flood Management Plan (2007)

Figure 45: TAN15 B, C1 and C2 Flood Maps



Comparators, targets and trend

140,000 properties in Wales (12% of the total housing stock) are thought to be at risk from flooding by rivers or the sea (TAN 15, WG).

(See for information on drains and sewers: <http://www.environment-agency.gov.uk/news/1817352>).

Flooding issues, constraints and gaps

Climate change is the biggest issue with regards to flooding in the County. The ability of flood defences to cope with increased storminess, increased surface water run-off from urban and rural areas.

11. Soil and land

Contaminated land

Despite its clean environmental image, Pembrokeshire does have certain sites that are contaminated as a result of previous economic activity. Contamination makes re-use of the land either unsafe or uneconomic without public sector investment. Sites suffering contamination include Arnold's Yard, Wards Yard, Dale Road, the former Esso refinery site and Llanreath tank farm, as well as areas at existing sites of economic activity such as Waterloo and Texaco (Pembrokeshire Advance, Rural Development Plan).

Pembrokeshire County Council are currently reviewing the Contaminated Land Inspection Strategy 2002, its five year programme of inspection was originally envisaged to be Oct 2002 to April 2007 however this was extended to April 2010. This process is subject to ongoing review however all the potentially contaminated land sites in the County have been risk prioritised using GeoEnviron in accordance with the council's original risk inspection strategy.

The contaminated land strategy is due to be reviewed in 2010 and will be available for consultation during 2010.

Comparators, targets and trend

There is limited information available on national contaminated land as assessment of contaminated land in Wales is varied.

Land issues, constraints, gaps

The programme of inspection of contaminated land is scheduled to 2010.

Subsidence

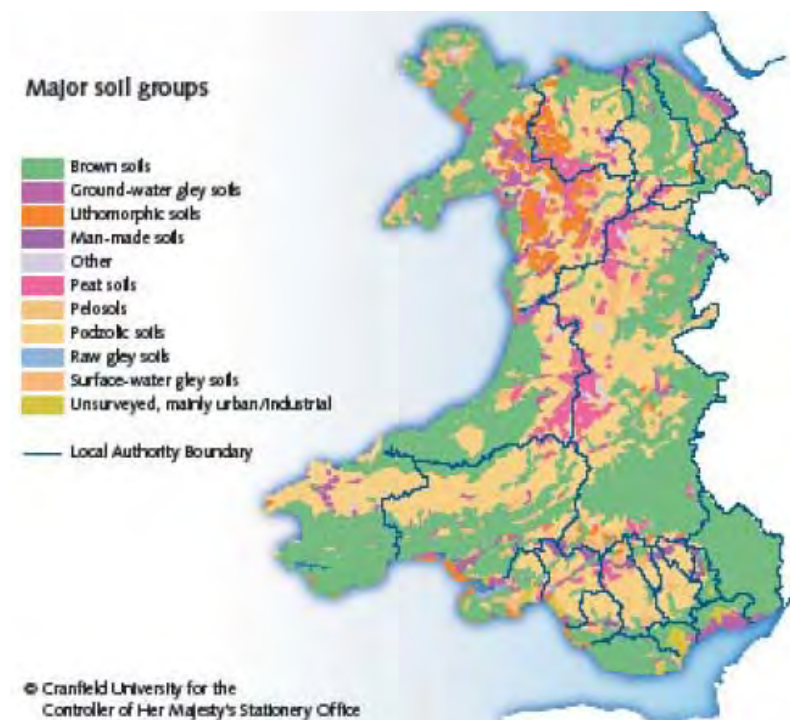
There has been some subsidence associated with historical coal mining in the County.

Soil

Summary of baseline

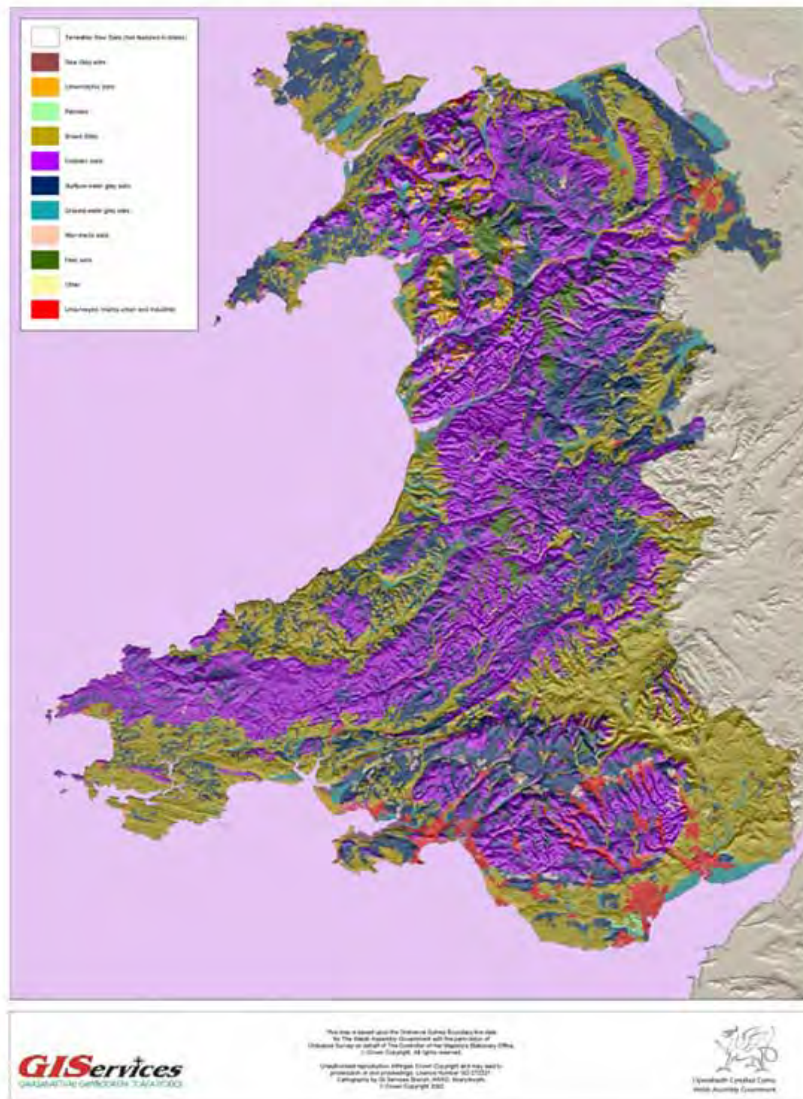
There is comparatively little information about soils in Pembrokeshire. Information is available on soil grade, however this is a measure of the soils suitability for intensive agriculture rather than other attributes such as ability to store water or carbon store. Soils in lower lying areas of Pembrokeshire are generally classified as Grade 3 (Grade 1 is classified as being the most suitable). Higher land, particularly in the north of the County, as well as land overlying the coal measures tend to be Grade 4.

The maps below illustrate soil types and agricultural land classifications.

Figure 46: Major soil groups

Source: WG 2005d, Our Environment, Our Future, Your Views, the Consultation on the Environment Strategy for Wales, 2005, also WSP

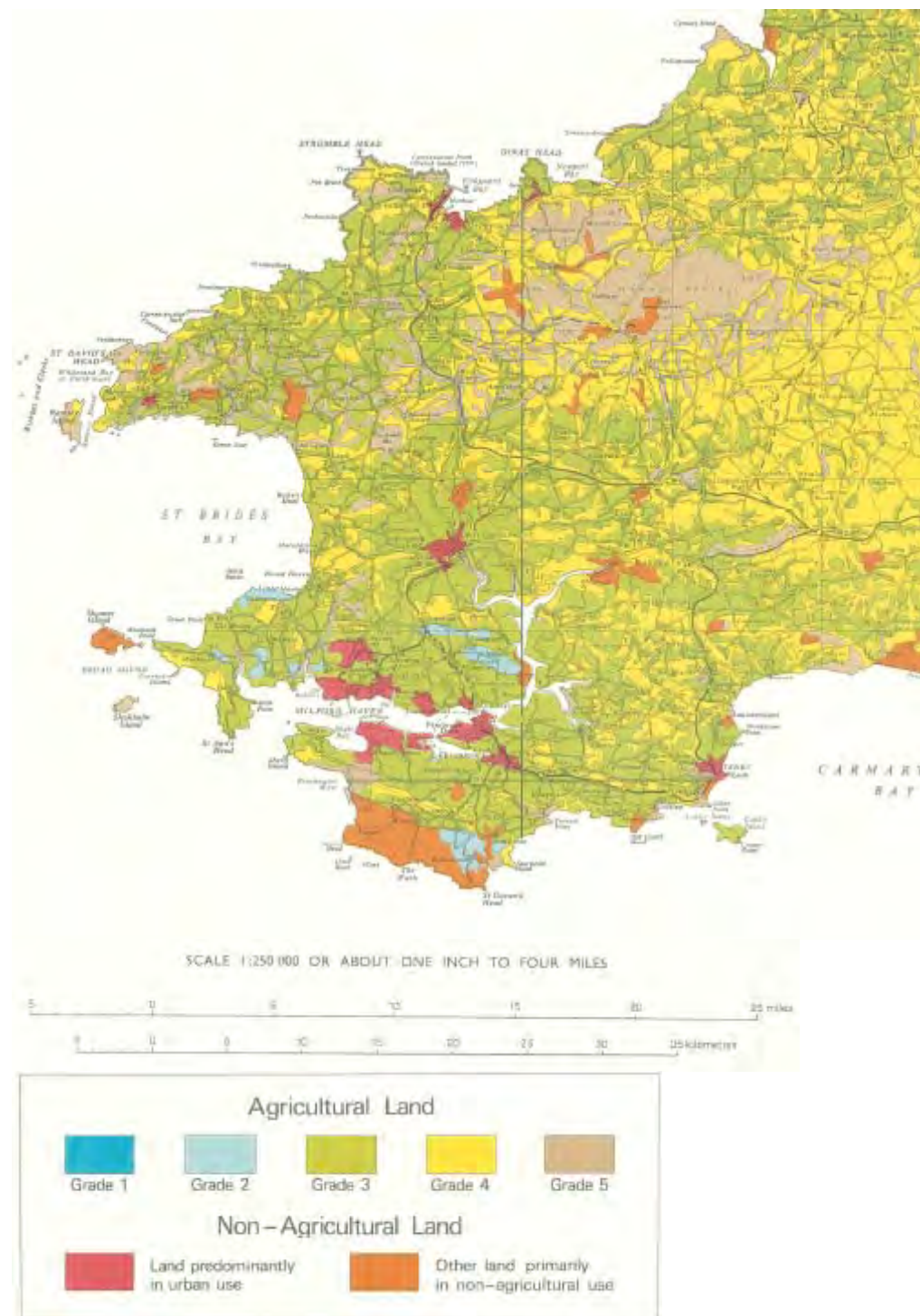
Figure 47: National soil map and relief for Wales



Source:

http://www.countryside.wales.gov.uk/fe_maps/maps_preview.asp?image_id=9

Figure 48: Agricultural Land Classification



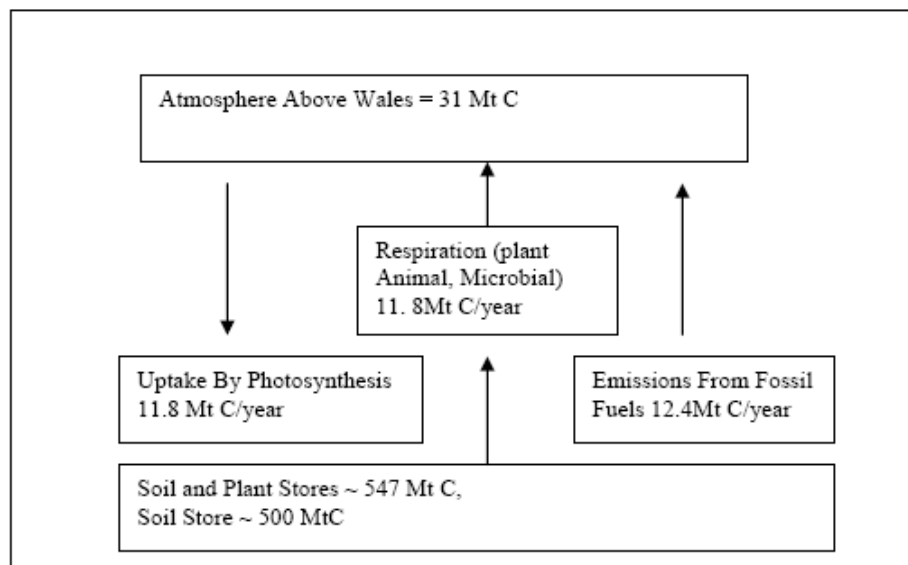
Source: Defra

There is approximately 76.42% agricultural land in Wales.

Soil processes

Environmental services such as retaining and releasing clean water in river catchments, buffering, filtering and transforming and storing contaminants are provided by soil. Soils are also a store for carbon (Figure x) with Welsh soils storing 16 times more carbon than the atmosphere above Wales (Welsh Soils Action Plan, 2008), soil is also important for biodiversity.

Figure 49: Provisional Carbon Budget for Wales (Megatonnes Carbon - MtC)



Source: Welsh Soils Action Plan (2008)

Soil and agricultural land issues

There are data gaps on soils and soil quality, and issues such as acidification, soil erosion and the extent of soil carbon stores.

Radon

The natural radioactive gas radon comes from the small amounts of uranium which occur naturally in all rocks and soils. The geology of Pembrokeshire means that there are higher levels of radon than in other parts of the country and is designated as a radon affected area. Radon has been found to cause lung cancer and therefore any new development will need to ensure mitigation against radon.

Maps are available online at:

(http://www.hpa.org.uk/radiation/publications/hpa_rpd_reports/2007/hpa_rpd_033_placenames.pdf)

12. Biodiversity, fauna and flora

Summary of baseline

The County has a range of sites designated for biodiversity. There are parts of seven land based Special Areas of Conservation (SACs) within the area excluding the Pembrokeshire Coast National Park Authority. There are parts of three marine based SACs including part of the Pembrokeshire Marine SAC, part of the Cardigan Bay SAC and a small part of Carmarthen Bay and Estuaries SAC. There is also part of one Special Protection Area (SPA) designated under the EU Birds Directive within a small coastal area of the County (Carmarthen Bay SPA). The County also has all or parts of 33 Sites of Special Scientific Interest (SSSI). There are two National Nature Reserves (NNRs) and one Local Nature Reserve (LNR). The total area which is designated for biodiversity is 35.3 km² (3530 ha) or 3.4% of the land area. This is a reflection of the linear nature of many sites which provide essential 'corridors' or ecological connectivity for biodiversity. This area includes land based SACs, SSSIs, NNRs and LNRs.

European sites (Natura 2000 sites)

Two of the SACs are wholly within the County, and 8 SACs are partly within or on the boundary of the County. There is part of one SPA within the County. The sites cover 1590 ha (or 15.90 sq km) of land within the County, this figure does not include the marine SAC or SPAs. The table below summarises the designated features, condition and vulnerabilities. There is a 6 year reporting cycle for the condition of SACs and SPAs, and the next report is due in 2012.

SACs

Table 135

SAC and SAC Features	Condition: Trend*	Vulnerabilities/potential threats
Carmarthen Bay and Estuaries (Part) UK0020020		
1110 Sandbanks which are slightly covered by sea water all the time	Favourable	Over-grazing (including deer browsing); Flood defence or Coastal defence works, potential threats from fisheries and shellfish management, aggregate dredging.
1130 Estuaries	Favourable	
1140 Mudflats and sandflats not covered by seawater at low tide	Favourable	
1160 Large shallow inlets and bays	Favourable	
1310 Salicornia and other annuals colonising mud and sand	Favourable	
1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)	Unfavourable	
1103 Twaite shad <i>Alosa fallax</i>	Unfavourable: No Change	
1095 Sea lamprey <i>Petromyzon marinus</i>	Unfavourable	
1099 River lamprey <i>Lampetra fluviatilis</i>	Unfavourable	
1102 Allis shad <i>Alosa alosa</i>	Unfavourable: No Change	
1355 Otter <i>Lutra lutra</i>	Favourable	
Cardigan Bay (Part) UK0012712		
1110 Sandbanks which are slightly covered by sea water all the time	Unfavourable	Bottlenose dolphin, porpoise and seals are vulnerable to disturbance from seismic surveys and sea based recreation. Environmental contaminants such as mercury and PCBs in dolphin prey. Entanglement of marine mammals in fishing nets. Fisheries, damage to seabed habitats. Marine litter, military testing or ordnance. Harbour dredging projects.
1170 Reefs	Unfavourable	
8330 Submerged or partially submerged sea caves	Favourable	
1349 Bottlenose dolphin <i>Tursiops truncatus</i>	Favourable	
1095 Sea lamprey <i>Petromyzon marinus</i>	Unfavourable	
1099 River lamprey <i>Lampetra fluviatilis</i>	Unfavourable	
1364 Grey seal <i>Halichoerus grypus</i>	Favourable: Declining	
Pembrokeshire Marine (Part) UK0013116		
1130 Estuaries	Unfavourable: Declining	Water quality issues, marine communities

1160 Large shallow inlets and bays	Unfavourable: Declining	vulnerable to damage from certain fishing methods. Pollution from transport or exploration/production of oil and gas.
1170 Reefs	Unfavourable: No Change	
1110 Sandbanks which are slightly covered by sea water all the time	Unfavourable: No Change	
1140 Mudflats and sandflats not covered by seawater at low tide	Unfavourable: Declining	
1150 Coastal lagoons	Favourable	
1330 Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)	Unfavourable: Declining	
8330 Submerged or partially submerged sea caves	Favourable	
1364 Grey seal <i>Halichoerus grypus</i>	Unfavourable: No Change	
1441 Shore dock <i>Rumex rupestris</i>	Favourable	
1095 Sea lamprey <i>Petromyzon marinus</i>	Unfavourable: Declining	
1099 River lamprey <i>Lampetra fluviatilis</i>	Unfavourable	
1102 Allis shad <i>Alosa alosa</i>	No Data	
1103 Twaite shad <i>Alosa fallax</i>	No Data	
1355 Otter <i>Lutra lutra</i>	Favourable	
North West Pembrokeshire Commons (part on boundary) UK0030229		
4030 European dry heaths	Unfavourable: Recovering	Under-grazing; invasive species.
7140 Transition mires and quaking bogs	Unfavourable: Un-classified	
4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	Unfavourable: Recovering	
1831 Floating water-plantain <i>Luronium natans</i>	Unfavourable: Un-classified	
North Pembrokeshire Woodlands (part) UK0030227		
91A0 Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable: Declining	Decline in traditional woodland management, forestry, fragmentation by coniferous afforestation.
91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>)	Favourable: Maintained	
1308 Barbastelle <i>Barbastella barbastellus</i>	Favourable: Un-classified	
Pembrokeshire Bat Sites and Bosherton Lakes (Oriellton) UK0014793		
3140 Hard oligo-mesotrophic	Unfavourable: Un-	Water quality (including

waters with benthic vegetation of <i>Chara spp.</i>	classified	silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc), water quantity (drought). Physical deterioration of roost buildings. Habitat loss and disturbance in key feeding areas. Otter population vulnerable to water quality, human disturbance, entanglement in fishing gear and habitat loss.
1304 Greater horseshoe bat <i>Rhinolophus ferrumequinum</i>	Favourable: Un-classified	
1303 Lesser horseshoe bat <i>Rhinolophus hipposideros</i>	Favourable: Un-classified	
1355 Otter <i>Lutra lutra</i>	Unfavourable: Un-classified	
Preseli (part on boundary) UK0012598		
4010 Northern Atlantic wet heaths with <i>Erica tetralix</i>	Unfavourable: Un-classified	Under-grazing, acidification.
4030 European dry heaths	Unfavourable: Un-classified	
7150 Depressions on peat substrates of the <i>Rhynchosporion</i>	Favourable: Maintained	
7230 Alkaline fens	Favourable: Un-classified	
1044 Southern damselfly <i>Coenagrion mercuriale</i>	Favourable: Maintained	
1065 Marsh fritillary butterfly <i>Euphydryas (Eurodryas, Hypodryas) aurinia</i>	Unfavourable: Un-classified	
1393 Slender green feather-moss <i>Drepanocladus (Hamatocaulis) vernicosus</i>	Favourable: Maintained	
Afon Teifi (Part) UK0012670		
3260 Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and Callitriche-Batrachion vegetation	Favourable: Maintained	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc); water management (including drainage, dredging or alterations to the water table), flow rate. Future potential to affect abstractions and discharges. Migratory fish vulnerable to obstacles to migration, overfishing and damage to habitats outside the site.
3130 Oligotrophic to mesotrophic standing waters with vegetation of the Littorelletea uniflorae and/or of the Isoëto-Nanojuncetea	Favourable: Unclassified	
1096 Brook lamprey <i>Lampetra planeri</i>	Unfavourable: Unclassified	
1099 River lamprey <i>Lampetra fluviatilis</i>	Unfavourable: Unclassified	
1106 Atlantic salmon <i>Salmo salar</i>	Unfavourable: Unclassified	
1163 Bullhead <i>Cottus gobio</i>	Unfavourable: Unclassified	

1355 Otter <i>Lutra lutra</i>	Favourable: maintained	
1831 Floating water-plantain <i>Luronium natans</i>	Favourable: maintained	
1095 Sea lamprey <i>Petromyzon marinus</i>	Unfavourable: Unclassified	
Afonydd Cleddau (Part) UK0030074		
3260 Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation	Favourable: Maintained	Water quality (including silt, water pollution (direct or diffuse), run-off, nutrient enrichment, eutrophication etc); water management (including drainage, dredging or alterations to the water table). Over-exploitation of fisheries and non-native species of animal or plant. Otters vulnerable to human disturbance, habitat loss, crossing highways, injury from fishing equipment.
7110 Active raised bogs	Unfavourable: Un- classified	
91E0 Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i> , <i>Alnion incanae</i> , <i>Salicion albae</i>)	Unfavourable: Un- classified	
1096 Brook lamprey <i>Lampetra planeri</i>	Unfavourable: Un- classified	
1099 River lamprey <i>Lampetra fluviatilis</i>	Unfavourable: Un- classified	
1163 Bullhead <i>Cottus gobio</i>	Unfavourable: Un- classified	
1355 Otter <i>Lutra lutra</i>	Favourable: Maintained	
1095 Sea lamprey <i>Petromyzon marinus</i>	Unfavourable: Un- classified	
Yerbeston Tops (All) UK0030305		
6410 Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)	Unfavourable	Loss of habitat, under-grazing.
1065 Marsh fritillary butterfly <i>Euphydryas</i> (<i>Eurodryas</i> , <i>Hypodryas</i>) <i>aurinia</i>	Unfavourable	

Preliminary assessments pending completion of full condition report. Source: CCW (condition and trend information for the marine SACs (Carmarthen Bay and Estuaries; Cardigan Bay; and Pembrokeshire Marine) is provisional).

SPAs

Table 136

SPA & SPA Important Species	Condition	Vulnerabilities/ potential threats
Carmarthen Bay (Part) UK9014091		
Common Scoter (<i>Melanitta nigra</i>)	Not assessed	Fisheries management indirectly affecting food supply; water quality and pollution; sea-surface or aerial activity creating disturbance of feeding and/or resting scoter flocks; disturbance from major infrastructure development (e.g. offshore energy generation); aggregate exploitation causing changes to the sediment structures or sediment transport regime; major harbour infrastructure and maintenance regimes; on a broader scale long-term climatic change.

*Source: CCW

Figure 50: Pembrokeshire Special Protection Area

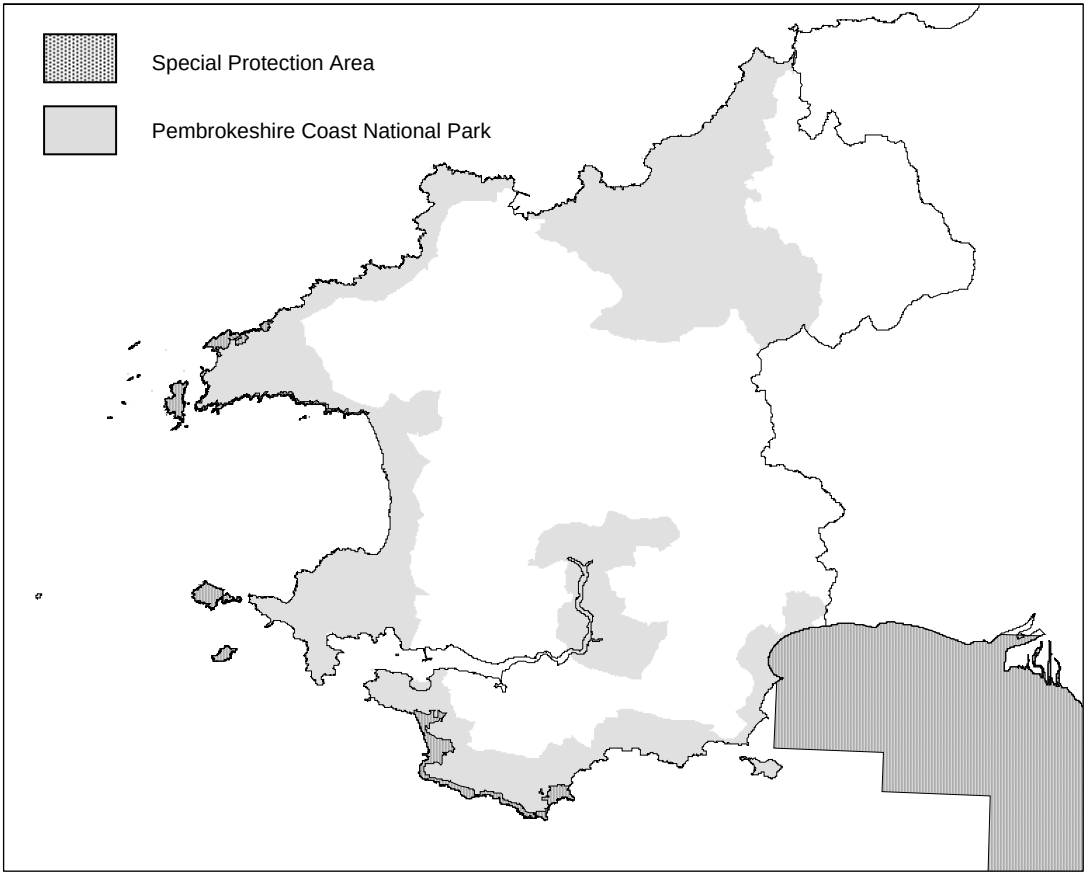
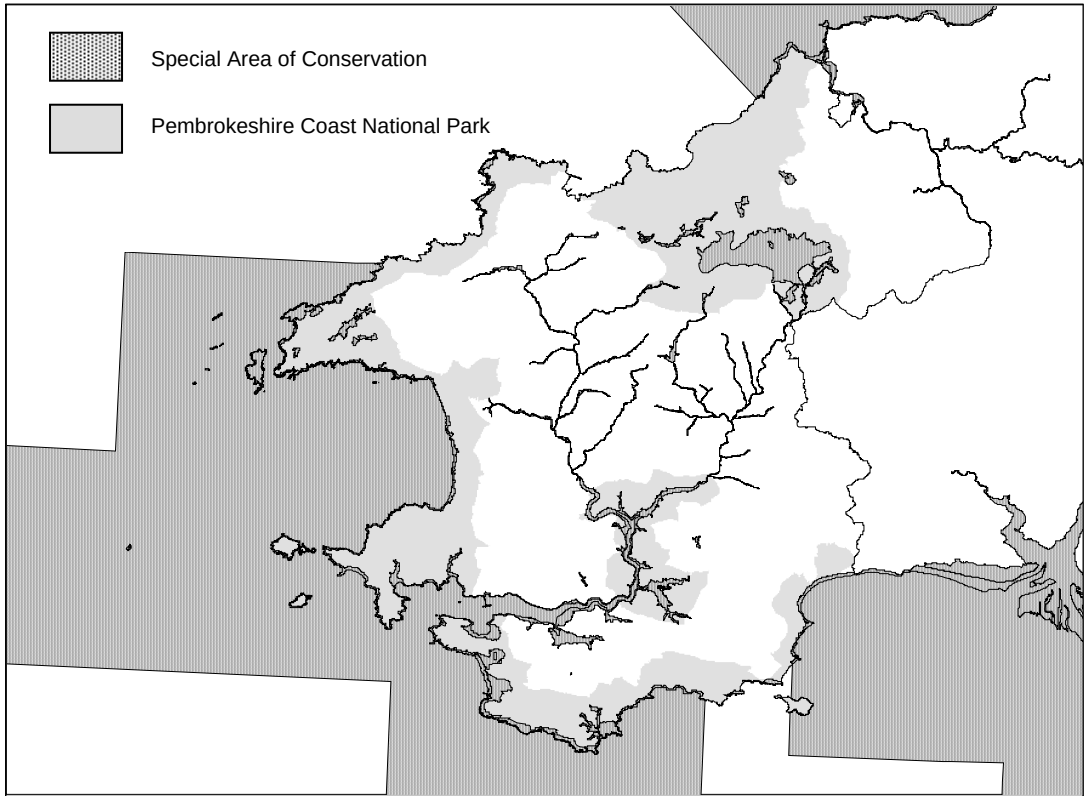


Figure 51: Pembrokeshire Special Area of Conservation



Condition of SACs and SPAs (in the County and partly in the County)

There are 11 international sites, with 71 features.

38% of SAC features in favourable condition

58% of SAC features in unfavourable condition

4% of SAC features – no data or unknown

Overall the SAC features in the area are in an unfavourable condition.

Source: CCW (based on 2007 assessment)

Comparators

61% of SAC species features and 80% of SAC habitats features reported as being in unfavourable condition in Wales in 2006(Rural Development Plan for Wales, 2007-2013)

Targets

Target of 95% of international sites to be in favourable condition by 2010. All sites to be in favourable condition by 2026 (Rural Development Plan for Wales, 2007-2013)

National and Local Nature Reserves

The County has part of two National Nature Reserves which cover a total area of 50.93 ha entirely within the County (excluding the National Park designation).

Table 137

NNR Name	Total area of NNR in hectares
Corsydd Llangloffan	39.36
Pengelli Forest (part)	66.02
Total	105.38

The total area of NNRs within the County excluding the National Park area is 50.93 ha.

There are six Wildlife Trust of South and West Wales Reserves, one of which is also a Local Nature Reserve:

Table 138

Garn Turne Rocks
Goodwick Moor
Llangloffan Fen
Pembroke Upper Mill Pond (LNR) 9.018 ha
Part of Pengelli Forest
Westfield Pill

(Source - Wildlife Trust Website

http://www.welshwildlife.org/reservesPembrokeshire_en.link)

Comparators

National NNR area – 24,102 ha

SSSIs

33 Sites of Special Scientific Interest (SSSI) of which 18 are partly within or on the boundary of the County. They cover a total land area of 7832.69 ha, however only 1880 ha are totally within the County area. These include those SSSIs designated for geology or partly for geology. Condition assessment of the SSSI features has not been carried out for all sites; however half of those features which have been assessed (at 24 sites) are in unfavourable condition (CCW review, 2007). Some geological SSSIs are also nationally important Geological Conservation Review (GCR) sites. The GCR was designed to identify those sites of national and international importance needed to show all the key scientific elements of the Earth heritage of Britain. Regionally Important Geodiversity Sites (RIGS), though not legally protected, are selected for historical, educational and aesthetic reasons in addition to scientific qualities, however there are currently no RIGS groups in Pembrokeshire. The Local Geodiversity Action Plans (LGAP) enable broad local partnerships with common goals for geoconservation and the sustainable use of geodiversity resources. There are no LGAPs in Pembrokeshire.

Comparators, targets and trend

There is a target for 95% of Welsh SSSIs to be in favourable condition by 2015 and all sites to be in favourable condition by 2026 (Environment Strategy, 2006).

SSSIs cover over 264,000 ha in Wales. There are over 1,021 SSSIs. Terrestrial SSSIs - 70% are in unfavourable condition, 29% favourable condition and 1% partially destroyed (2003 data). "Favourable features are expected to stay favourable, and unfavourable ones to stay unfavourable" (SSSIs in Wales, 2005). (Rural Development Plan for Wales, 2007-2013).

29% of terrestrial (land-based) SSSI habitat features (such as woodland or heath) on SSSIs were classed as being in favourable condition. Inclusion of intertidal features, such as shorelines and estuaries, increases this to 35%.

1% of terrestrial SSSI habitat features were classed as partially destroyed, while the remaining 70% were classed as in unfavourable condition. Adding in the inter-tidal features reduces this to 64%. (CCW, Sites of Special Scientific Interest (SSSIs) in Wales, 2005). Terrestrial sites were also classified according to whether they were recovering or declining. 47% favourable or recovering, 52% unfavourable/declining, 1% partially destroyed (CCW, Sites of Special Scientific Interest (SSSIs) in Wales, 2005).

National Trust land

The National Trust own land at: Underhill Wood; Kings Mill; Brownslade Lake, Marledge and at Amroth (Colby Estate and Woodland)
Source: Pembrokeshire County Council

Local Biodiversity Action Plan

The County has a local biodiversity plan for certain species and habitats which has recently been updated to include the Section 42 list produced by the WG. There are 293 species and 44 habitats on the list.

There were 41 Habitat Action Plans, of which 9 are finalised / available, 23 are in the UKBAP. There are 111 Species Action Plans, of which 24 are finalised / available, and 49 are in UKBAP

Source: Pembrokeshire County Council LBAP Officer
http://www.pembrokeshire.gov.uk/content.asp?Language=&nav=109,139&parent_directory_id=101&id=4937

Comparators, targets and trend

LBAP species - Fewer species are in decline in Wales (7%) compared with the UK (14%).

LBAP - 11 Welsh species (6%) are reported to be increasing.
Declining: 13 Welsh species (7%) are reported to be declining, however the decline is said to be slowing for 11 of these species (6%).
Unknown: The Welsh trend was reported as unknown for an alarming 66 species (37%).

Welsh LBAP Habitats – 13% reported as declining, 43% declining slowly, 5% unknown, 18% increasing

Source: UKBAP reporting website, Progress towards the 2010 target in Wales: Species
<http://www.biodiversitywales.org.uk/English/Library/BAPReport05/default.aspx?id=41>

Habitats
<http://www.biodiversitywales.org.uk/english/Library/bapreport05/default.aspx?id=43>

Issues/constraints/gaps

Main threats to LBAP species are habitat loss, degradation due to agriculture, management practice and infrastructure development. The main threats to habitats are habitat loss, degradation due to agriculture, management practice and infrastructure development. Climate change, global warming, sea level rise are also threats to biodiversity.

The most common threat to species in Wales is habitat loss / degradation due to agriculture; this threat was reported for 99 species. Intensive management, losses of field margins and inappropriate grazing regimes have all taken their toll on priority species habitats.

Habitat loss / degradation due to management practice (51 species) and infrastructure development (45 species) forms the second and third place in the ranking, consecutively
(<http://www.biodiversitywales.org.uk/english/Library/bapreport05/default.aspx?id=43>)

Other issues are specific to the designated sites.

Wild bird populations in Wales

Wild bird populations in Wales - woodland and urban increasing, farmland birds decreasing. (Key environment statistics for Wales, NAW, 2006). No local data for Pembrokeshire.

Woodland and Hedgerows

There is a generally sparse coverage of woodland in Pembrokeshire (WG, 1999). The area covered by ancient woodlands is approximately 1284.61 ha (Pembrokeshire County Council Map Layers). There are approximately 202 Tree Preservation Orders (excluding the National Park). There can be more than one tree per TPO.

There are also areas of community woodlands which is a scheme funded by the Forestry Commission. The scheme provides grants and support to community groups in Objective 1 areas who want to improve woods or plant new woods (<http://www.forestry.gov.uk/forestry/infd-5ksfcg>).

Hedgerows are important for biodiversity providing wildlife corridors and important landscape features. There is no data on the length of hedgerows in the County.

Comparators, targets and trend

Extent of tree cover in Wales is 13.7 % (Forestry Commission, 2006).

Broadleaved woodland has historically been declining.

Invasive species

There are invasive species present in the County, for example Japanese knotweed, winter heliotrope, Himalayan balsam and giant hogweed. The River Habitat Survey in 2009 (Environment Agency (2011) Local Evidence Package Pembrokeshire) indicates that Japanese knotweed is present in a tributary of Cleddau, Cleddau, Anghof, tributary of Gwuan, Nyfer, Cych and other unnamed sites. Himalayan Balsam is indicated in Cleddau, The Ritec, Anghof, Nyfer, Cych, Teifi, Western Cleddau, Syfynwy and other unnamed sites. Giant Hogweed is present in Snfynwy.

Data Gaps

Overall up to date condition of SSSIs and other biodiversity sites.

Length and location of hedgerows.

Conservation objectives for Natura 2000 sites.

Sources:

Welsh Assembly Government (2007) Rural Development Plan for Wales 2007-2013, available at http://new.wales.gov.uk/topics/environmentcountryside/countryside_policy/rural_development/rdp0713/?lang=en

13. Cultural heritage and historic environment, including landscape

Baseline summary

Pembrokeshire (excluding the area of National Park Designation) has 1621 listed buildings, 236 scheduled ancient monuments, 20 Historic Parks and Gardens, 24 Conservation Areas and 2 Townscape Heritage Initiatives which make up the special natural characteristics and cultural heritage of the area which require protection and enhancement.

The Historic Environment Record (HER) which used to be known as the SMR (Sites and monuments record). Scheduled Ancient Monuments represent a small percentage of total historic assets.

Listed buildings

1621 (Conservation Team, PCC)

There is also a lack of recent information on the grading of listed buildings. However, a buildings at risk survey was undertaken in 2008. The report identifies that 135 are at risk, 237 are vulnerable and 1249 are not at risk (Buildings at Risk Survey, PCC, 2008).

Scheduled Ancient Monuments (SAMs)

236 scheduled ancient monuments (Quality Regeneration and Tourism, PCC). There is a lack of information on the condition of SAMs, however many SAMs are in a poor condition.

Historic Parks and Gardens

There are 20 Historic Parks and Gardens in the County (excluding the National Park area) which cover a total of 0.40% (4.12 km² or 412 ha).

- 111 Main Street, Pembroke
- Blackaldern
- Castell Malgwyn
- Castle Hall
- Cilwendig
- Ffynone
- Fishguard Bay Hotel
- Great Harmeston
- Haroldston
- Haverfordwest Priory
- Kilgetty
- Lamphey Bishops Palace and Lamp
- Landshipping
- Manorwen
- Merrixton House Farm
- Molleston Baptist Chapel
- Monkton Old Hall and Vicarage
- Orielton

- Plas Glyn-y-mel
- Scolton Manor

Conservation areas

There are 24 areas which cover 0.53% of the County (544.83 ha)

- Carew
- Carew Cheriton
- Cosheston
- Eglwysrw
- Fishguard
- Goodwick
- Haverfordwest
- Honeyborough
- Lamphey
- Llangwm
- Llawhaden
- Lower Town
- Mathry
- Milford Haven
- Narberth
- New Moat
- Neyland
- Pembroke
- Pembroke Dock
- Penally
- Scotsborough House
- St Dogmaels
- St Florence
- Wiston

Country Parks

There are two country parks in the area: Llys-y-fran Country Park and Scolton Manor (combined area of 140.001 ha).

Townscape Heritage Initiative

Townscape Heritage Initiative schemes aim to stimulate economic regeneration through historic building conservation. There are two schemes in the plan area in Haverfordwest and Pembroke Dock.

The Haverfordwest Townscape Heritage Initiative is a partnership project jointly funded by Pembrokeshire County Council, The Heritage Lottery Fund, Cadw and the Department of Enterprise, Innovation and Networks at the Welsh Government.

Under the scheme over £2.5m in grant aid is being spent refurbishing historic properties in the town's Conservation Area focusing on High Street, Market Street, Hill Lane and Goat Street. The Pembroke Dock THI restored and renovated the historic buildings of the waterside town such as the Garrison Chapel and Market Hall in the former Royal Naval Dockyard.

Local landscape and built heritage distinctiveness

Traditional hedgerows and hedgebanks are distinctive in Pembrokeshire and the LANDMAP assessment has identified that traditional field boundaries should be retained and managed appropriately. Traditional hedgerows also provide important links for biodiversity.

The built heritage includes locally distinctive non-listed buildings and building materials which are present throughout the County and contribute to the diverse townscapes and landscapes.

Landscape

Pembrokeshire's landscape ranges from parts of the coastline to open hills, valleys and woodland and secluded tree-lined rivers and estuaries to areas with industrial development and populated villages and towns. The LDP will have to integrate development pressures with the need to conserve the special characteristics of the area.

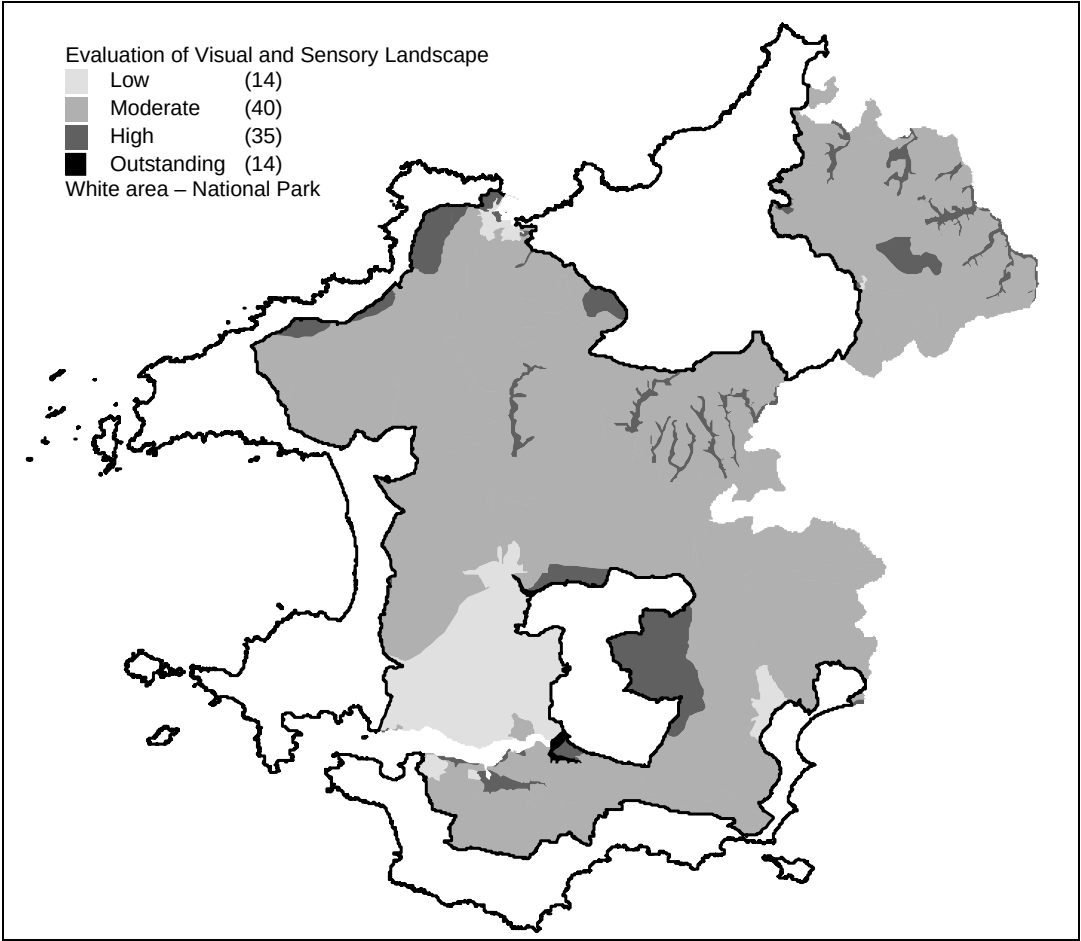
The coastal sections of Pembrokeshire excluding the National Park area, is a small length of coastline to the east of Amroth, parts of the Milford Haven Waterway, and parts of the Teifi Estuary. There are four sites identified as historic landscapes which are partly within the plan area, namely Pen Caer, Lower Teifi Valley, Mynydd Preseli and Milford Haven Waterway. The plan will have regard to these areas and ensure the status is not prejudiced.

Previous industrial processes such as quarrying, mining and agricultural practices have also impacted the landscape.

A LANDMAP assessment carried out by CCW has been quality assured and is available on the CCW website (<http://landmap.ccw.gov.uk/>).

Overall evaluation of the visual and sensory layers of low, moderate, high and outstanding value of landscape illustrates that the majority of Pembrokeshire is classified as moderately important, with areas of high importance east of the Cleddau river and in coastal areas and on the Preseli Mountains. The area of land southwest of Haverfordwest is classified as low in terms of scenic quality (LANDMAP report).

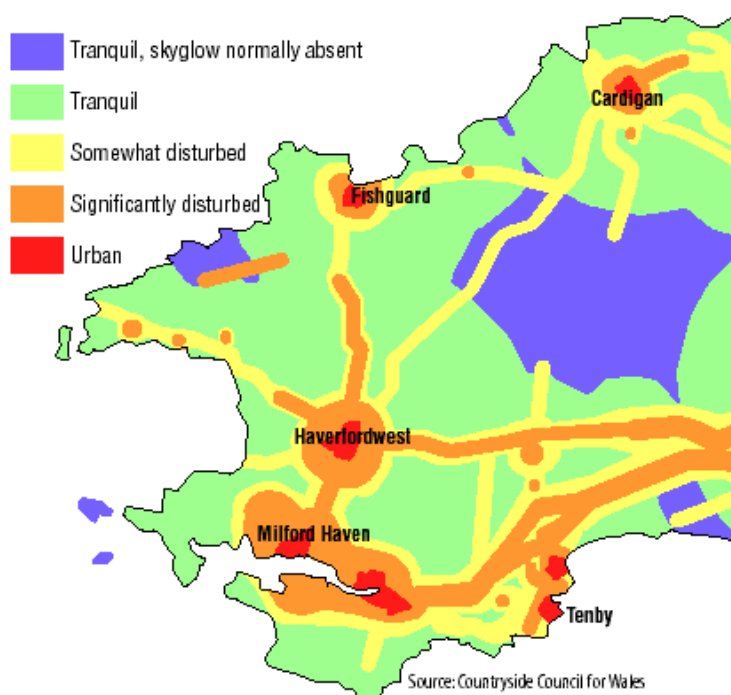
Figure 52: LANDMAP Pembrokeshire



Tranquillity and light pollution

Tranquillity is essentially a subjective issue given that it is a measure of the experience of calmness in the surrounding environment. A definition has been created so that mapping can occur – “*places which are sufficiently far away from the visual or noise intrusion of development or traffic to be considered unspoilt by urban influences*”.

Figure 53: Tranquillity map of Pembrokeshire



Pembrokeshire tranquillity:

A map showing tranquillity across the UK can be viewed at this website:
[http://www.swansea.gov.uk/media/pdf/s/m/AONB%20Management%20Plan%20\(Chapter%202%20-%20Resources%20-%20Environmental\).pdf](http://www.swansea.gov.uk/media/pdf/s/m/AONB%20Management%20Plan%20(Chapter%202%20-%20Resources%20-%20Environmental).pdf)

Large urban conurbations in south east England, north west England, the west Midlands and south east Wales are described as 'significantly disturbed'. Light pollution has also increased significantly.

Source:

Countryside Council for Wales

Swansea County Council, see above link– accessed 10 January 2008

Comparators and targets

- 3850 SAMs in Wales
- 30,000 listed buildings which equates to 1-2% of overall building stock (Cadw, 2004). Less than 2% of listed buildings in Wales are Grade I (Cadw).
- 372 registered historic parks and gardens
- 513 conservation areas (WG, 2003b)
- 128 monuments in state care

- 200 underwater wreck sites (RCAHMW, 2006)
- The % of Welsh SAMs which have deteriorated has reduced from 15.17% in 1989 to 10% of sites visited in 2004 (Cadw, 2004 – from WSP)

Trend

There has been a decline in number of SAMs, which are 'stable' or 'improved' from 93% in 1996 to 82% in 2004 in Pembrokeshire (WSP SEA).

The number of Conservation Areas is unlikely to change significantly in the short to medium term (WSP).

The number of Registered Historic Parks and Gardens is unlikely to change significantly in the short to medium term (WSP).

Urban and accessible greenspace

99 areas of common land, area of 810.6 Ha.

28 village greens, area of 53.46 Ha.

An assessment of proportion of people within 300m of natural green space (Urban greenspace standards, 'Climbing Higher' Policy) has not been carried out, however the County is predominantly rural, therefore most of the population are relatively close to natural green spaces. An urban open space survey is currently being developed within the Council and data will be added when available.

Comparators – Wales data

Area of common land

South East – 5,261 ha

Central – 77,322 ha

North East – 4,000 ha

North West – 3629 ha

Swansea Bay – 19,905 ha

National Area: 115,283 ha

Source:

Wales Spatial Plan, Pembrokeshire Haven area

Issues/constraints/gaps

There are data gaps relating to the condition of Listed Buildings, SAMs, Historic Landscapes, Historic Parks and Gardens, location of wreck sites
Landscape character areas for the area of the County not including the park.

There is difficulty in identifying trend data on the condition of historic environment. There is also a lack of general information.

APPENDIX 10: Review of policies, plans and programmes

Please note that this is a working document and will be updated periodically.

Data gaps: Utility company strategic plans

A summary of the key objectives and issues arising from the PPP review is presented for each of the proposed SEA topic areas and are ordered by international, EU, national, regional and local relevance. Any new or updated policies, plans or programmes will be added throughout the SA process.

Topics:

- Population and human health
- Education and skills
- Transport
- Social Fabric
- Economy
- Climatic factors
- Air quality
- Material Assets
- Water
- Soil
- Biodiversity, Fauna and Flora
- Cultural Heritage
- Landscape
- Others – sustainable development, planning
- Pembrokeshire planning and supplementary planning guidance

Population and human health

INTERNATIONAL/EU	
European Spatial Development Perspective (1999)	
By adopting the ESDP, the Member States and the Commission reached agreement on common objectives and concepts for the future development of the territory of the European Union. The aim of spatial development policies is to work towards a balanced and sustainable development of the territory of the European Union. The three goals of the strategy are: • Economic and social cohesion; • Conservation of natural resources and cultural heritage; • More balanced competitiveness of the European territory.	
Objectives and requirements	Implications for the LDP
The Spatial Perspective seeks to achieve: • Development of a balanced and polycentric urban system and a new urban-rural relationship; • Securing parity of access to infrastructure and knowledge; • Sustainable development, prudent management and protection of nature and cultural heritage.	To support the European Spatial Perspective, the LDP should seek to promote sustainable communities and take into account the interrelationships between demographic change, geography, accessibility, local distinctiveness and the environment. The Community Plan has regard to the Wales Spatial Plan and this in turn recognises the European Spatial Development Perspective. Affected issues: All
The pan-European programme on transport, health and environment (THE PEP)	
The PEP is jointly managed by WHO/Europe and UN ECE. It provides the current policy framework for transport, health and environment.	

Adopted in 2002 by country representatives from the three sectors, it streamlines and consolidates WHO and UNECE activities on transport, the environment and health and establishes a new intergovernmental body in which these three sectors are equally represented.	
Objectives and requirements	Implications for the LDP
The PEP has the following objectives: Integration of environmental and health aspects into transport policy • Further development, implementation and monitoring of national strategies or action plans for transport sustainable for health and the environment. • Define and adopt environment and health targets, identification of indicators for monitoring of the implementation and of impacts, development of reporting mechanisms. • Dissemination of information, good practices and capacity building. • Development of institutional mechanisms for integration of the environment and health concerns into transport policies, with participation of health and environment sectors representatives in the decision making process at different levels. • Development and implementation of administrative, regulatory and financial instruments in the NIS/CEEC to stimulate and enforce the production and use of vehicles and fuels with improved environmental and safety performance • Demand side management and modal shift • Elaboration of investment strategies influencing modal split towards sustainable transport. • Development of measures influencing the modal split towards modes of transport, which are sustainable for health and the environment for both freight and passenger transport. • Promotion of the elaboration of sustainable transport plans e.g. by large private and public enterprises as well as other organizations for both passenger and freight transport. • Promotion, implementation and review of policies designed to internalize the health	The LDP should support the PEP by considering the interrelationships between health, transport and the environment. The Community Plan will include priorities from the Regional Transport Plan. This, in turn, reflects many of the objectives of the PEP. Affected issues: human health, transport, air quality

and environmental externalities (external costs) generated by transport activities. - Improving driver behaviour through large-scale introduction of “eco-driving” programmes, in-car feedback instruments, traffic management measures and measures to ensure respect for existing speed limits. Urban transport - Establishment of a framework for the elaboration and implementation of urban plans for transport sustainable for health and the environment by agglomerations (urban and suburban) beyond a defined size. - Further development of a common set of indicators for urban transport. - Development of measures for promoting high quality and integrated public transport and reducing the need for, and volume of, car traffic. - Development of measures for promoting and improving safe conditions of cycling and walking. - Special care for groups at high risk, in particular children.	
UK/NATIONAL	
The UK Fuel Poverty Strategy (2001) and subsequent progress reports	
This document sets out the Government’s Fuel Poverty Strategy. It focuses primarily on measures to improve energy efficiency and reduce the costs of fuel for fuel poor households, since the income measures which form part of a long term solution are being addressed in wider poverty and social exclusion policies.	
Objectives and requirements	Implications for the LDP
The objectives in Wales were to: By March 2004, to have assisted 38,000 households likely to be in fuel poverty through the Home Energy Efficiency Scheme for Wales. This objective was met. The documents - A fuel poverty commitment for Wales (2003) and the National Housing Strategy for Wales (2005)	The LDP should have regard to the issues of energy efficiency, and the costs of fuel for fuel poor households. The Community Plan will seek to improve energy efficiency and, in addition, has a wider objective of equality and

also address fuel poverty in Wales.	social inclusion and tackling fuel poverty plays a part in achieving these. Affected issue: population, human health and climatic factors
Race Equality Scheme 2005-2008 (2005) (UK Government's published a 2008-2011 update in 2008.	
The Race Equality Scheme aims to ensure the functions of the WG are undertaken with equal opportunity for all people. Ultimately this should lead to a better understanding of the needs of various ethnic groups in Wales.	
Objectives and requirements	Implications for the LDP
The aims of the Scheme are to: • Take into account the needs of various ethnic groups when developing policies and delivering services; • Promote equal opportunities for all race groups; • Promote good race relations; • Build capacity of minority groups to engage with the WG; and • Show leadership in the promotion of race equality in Wales.	The LDP should ensure that all national and area actions are implemented without racial prejudice. The Community Plan has Equality as a cross cutting theme and meeting race equality duties is a fundamental part of this for all of the Community Plan's partners. Affected issues: population, social fabric
People, Places, Futures – The Wales Spatial Plan (WSP) (2004) Wales Spatial Plan Update (2008)	
The WSP provides high-level strategic guidance in relation to spatial planning. In particular it seeks to address challenges associated with demographic change, accessibility and the distribution of resources. It outlines issues and opportunities to be addressed over the next 20 years in order to plan and maintain balanced and sustainable communities. The vision for the Pembrokeshire Haven area of the Wales Spatial Plan is: Strong communities supported by a sustainable economy based on the area's unique environment, maritime access and tourism opportunities.	

Objectives and requirements	Implications for the LDP
The requirements within the spatial plan include: • Building sustainable communities (for example by ensuring good access to local services and by enabling people to make healthy life choices); • Promoting a sustainable economy (for example by seeking to achieve reliable transport and high speed internet routes necessary for trade); • Valuing our environment (for example by comprehensively managing the environment to maintain soil carbon, reduce contamination, manage diffuse pollution sources to water, protecting landscapes, enhancing habitats and minimising waste); • Achieving sustainable accessibility (for example through improving north-south links within Wales, investing in public transport, ensuring major retail development takes into account integrated transport opportunities and increasing levels of walking and cycling through promotion and provision of facilities); • Respecting distinctiveness (retaining sense of place, promoting social cohesion).	To support the WSP, the LDP should seek to promote sustainable communities and take into account the interrelationships between demographic change, geography, accessibility, local distinctiveness and the environment. The Community Plan will link closely with the WSP and will share many of its priorities, especially for economic development. Affected issues: Population, material assets, human health, biodiversity, soil, water, cultural heritage, geological heritage and landscape.
Achieving Our Potential 2006-2013: Tourism Strategy for Wales Mid-Term Review (2006)	
Achieving Our Potential, the national tourism strategy for Wales, was launched in April 2000 and defined an ambitious vision for tourism up to 2010 extended to 2013. It set out four priority areas for action: marketing, exceeding visitor expectations, improving skills and achieving sustainable growth. The strategy was underpinned by a detailed action plan which identified effective responses to the strategic challenges facing the industry.	
Objectives and requirements	Implications for the LDP
<i>Achieving Our Potential</i> set challenging targets for the industry based on tourism volume and value growth up to 2010. At this mid-term stage, excellent progress has been made against these strategic targets, and growing tourism spending has contributed to the rising economic prosperity experienced by Wales in recent years. The revised vision has four strategic aims: • Realising the importance of understanding and responding to customer needs;	The LDP should aim to make a contribution to the achievement of this aim by setting appropriate measures and objectives, such as promoting more sustainable transport options for the tourism industry and tourism sites. The

• Accepting that there is a value to be gained from doing things differently to our competitors through innovative ways of working; • Acknowledging the need to secure a sustainable, long-term future through responsible destination and business management; and • Seeking to maximise business profitability to drive growth in the tourism economy.	Community Plan notes the importance of the tourist industry and wishes to see the industry develop in a way that enhances the reputation of the Pembrokeshire brand for high quality. Affected issue: Population, climatic factors, economy and cultural heritage and historic environment and landscape
Rural Development Plan for Wales, 2007-2013	
The Rural Development Plan sets out an overall strategy for development in rural areas in Wales, and includes an analysis of the current situation as well as axis strategies based on EU objectives for rural development, each with various targets and objectives. The Plan also considers complementarity with other Community funding instruments.	
Objectives and requirements	Implications for the LDP
The Plan puts forward various issues that should be dealt with in the future, including: • Low employment productivity and activity rates; • Out-migration of young adults; • Vitality of communities; • Potential for increased social and economic activity; • Reduce social exclusion and enhance access to services; • Retain existing and attract new population; • Increase community confidence in facilitating regeneration; • Increase personal and career-focused skills; and • Improve local governance.	The projects that are likely to be funded through the Rural Development Plan in Pembrokeshire include ones to strengthen the role of communities and this is consistent with Community Plan aims. Affected issues: economy, population, material assets, social fabric

Community First Guidance (2007)	
A flagship WG programme which aims at cutting poverty and helping to improve lives of people who live in the poorest areas.	
Objectives and requirements	Implications for the LDP
Aims to improve the surrounding environment of deprived areas.	The LDP should aim to contribute to achieving this aim. Communities First Partnerships, along with other groups representing the interests of geographic communities, will be involved in the development of the next Community Plan. Affected issue: Population, social fabric
Well Being in Wales – Consultation Document (2002) Health Challenge Wales (2004)	
<i>Well Being in Wales</i> develops the Assembly Government's work to improve health and to reduce inequalities in health through an approach that cuts across all its policy areas. <i>Well Being in Wales</i> emphasises that everyone in Wales shares responsibility for health and well-being. Local councils together with community groups, employers, businesses and voluntary organisations have an important role to play in improving health and well being. Individuals also have a key role to take greater care of their own health. <i>Health Challenge Wales</i> is a call by the National Assembly for Wales to people and organisations to work together for a healthier nation. Greater emphasis placed on preventing ill health in the first place, which will in turn free up our health service to treat unavoidable disease. It recognises that a wide range of factors – economic, social and environmental – have an impact on health, so that action in all these areas can help create a healthier nation.	
Objectives and requirements	Implications for the LDP
<i>Well Being in Wales</i> requires an intersectoral, cross-policy approach to improving health and well-being in Wales. It addresses how strategies relating to various policy areas, for example transport and environment may also have implications for human health.	In response to <i>Well Being in Wales</i> the LDP should consider those areas of planning which are relevant to human health.

The objective of <i>Health Challenge Wales</i> is to improve health within Wales. This requires consideration of the following health-related themes: Smoking; Food and fitness; Accidents and injuries; Alcohol and other substance misuse; Infections and Mental health and well-being. Ensure that work towards improving health and well being links with the health, social care, and well-being strategy.	To respond to <i>Health Challenge Wales</i>, the LDP should consider those aspects of human health that may be related to planning. Particularly to encourage fitness and healthy lifestyles, for example encouraging walking or cycling; which can improve mental health and well-being; and also to widen community access to facilities and open space. The local delivery of Health Challenge Wales is being taken forward by <i>Health Challenge Pembrokeshire</i> which is one of the statutory plans that the Community Plan will take into account. Affected issues: Human health and well being
Improving Health in Wales: A Plan for the NHS with its Partners (2001)	
This plan sets the scene for the NHS within Wales over the next ten years. It sets the objectives for change and development.	
Objectives and requirements	Implications for the LDP
The main objectives for the NHS over this period are as follows: • To improve its performance further in relation to the maintenance of health; • To contribute significantly to population health improvement; and • To tackle inequalities in health.	Need to consult with NHS regarding surgeries, facilities for the aging population, etc. The Community Plan's key link is with <i>Health Challenge Pembrokeshire</i> rather than the more service specific NHS plan. Affected issues: health and well being, material assets

Walking and Cycling Strategy for Wales (2002)	
The Welsh Assembly Government has developed a strategy and action plans which will encourage provision and increased use of travel facilities, support sustainable development, reduce adverse impact of motorised traffic and encourage healthy life styles.	
Objectives and requirements	Implications for the LDP
• To integrate walking and cycling with other policy areas such as planning, sustainable development, health promotion and social inclusion. • To build on current good practices in Wales, UK and continental Europe • To identify resources required to implement practical solutions • To prioritise the allocation of resources that will make the most difference for the greatest number of people. • To encourage walking and cycling, contributing to modal shift and reducing reliance on the car. • To ensure walking and cycling are means of accessing public transport.	The LDP should promote opportunities for enabling people to walk and cycle more for both transport and leisure purposes. The Regional Transport Plan recognises many of the objectives and requirements of this plan, and in turn, its priorities will be reflected in the Community Plan. Affected issues: human health, population, air quality, climatic factors, transport

Walking and Cycling Strategy for Wales (2003)	
Variety of action points is highlighted. Including increasing the levels of walking and cycling through promotion and provision of facilities, looking at the links between cycling and health, improve safety and cycle parking.	
Walking and Cycling Action Plan for Wales (2009-2013)	
The action plan brings together all the key initiatives which the Welsh Assembly Government and its key partners are undertaking or planning to undertake in support of walking and cycling in Wales. A key aim of the plan is to help secure a change in behaviour – so that more people walk and cycle more often.	
Road Safety Strategy for Wales (2003)	
Vision: To reduce danger and perceived danger for all road and footway users in order to promote safe and sustainable access. In addition, the strategy has the aim to support sustainable development, which is an objective set by higher level policies (e.g. Wales: A Better Country).	
Objectives and requirements	Implications for the LDP
No specific environmental objectives are set, but proposed measures, such as reducing speed and managing traffic could indirectly lead to environmental benefits.	The LDP should aim to contribute to road safety. The Community Plan recognises the need to improve road safety in Pembrokeshire. Affected issue: human health, transport and climatic factors indirectly
Sustrans – Safe Routes to Schools	
Sustrans – UK sustainable transport charity.	
Objectives and requirements	Implications for the LDP
Safe Routes to Schools – Aims to create environments that make cycling and walking to school safer and more enjoyable, with “Links to Schools” and “Bike It” initiatives	The Pembrokeshire LDP should aim to promote

involved. • In 2006, 8,500 schools were receiving information and advice on encouraging children to cycle and walk to school. • “Bike It” achieves a figure of 10% of children walking and cycling to school wherever it operates, currently in its second year. • European evidence shows that where there are high levels of childhood walking and cycling, you see a correspondingly high level in adulthood.	“Safe Routes to Schools” initiatives as well as general use of alternative modes of travel to reduce the impact of traffic levels and encourage healthier lifestyles. Safe routes to school is one of the actions/projects that will allow road safety concerns as well as objectives within the draft RTP for modal shift to be achieved. Affected issues: Health and well being, transport, climatic
The Strategy for Older People in Wales 2008-2013 (2008)	
This document outlines the Wales Strategy for addressing issues related to the general aging of the Welsh population, and is based on the UN Principles for Older Persons (namely; independence, participation, care, self fulfilment and dignity).	
Objectives and requirements	Implications for the LDP
The four strategic aims of the Strategy for Older People in Wales are to: 1 - Promote positive images of ageing and ensure that the over 50s are able to participate as fully as they wish in their communities, giving them a stronger sense of engagement and influence. 2 - Develop policies to increase the capacity of the over 50s to continue to work, learn, volunteer and care, making an active contribution for as long as they wish, and ensure that older people do not live in poverty. 3 - Improve the health and well being of older people through initiatives to promote health, as well as high quality, responsive and appropriately regulated health, social care and housing services. These will enable older people to live as actively and independently as possible in a suitable and safe environment of their choice. 4 - Implement the Strategy for Older People in Wales with support funding to ensure that it continues to be a catalyst for change and innovation across all sectors, improving services	The LDP should have regard to the issues related to the general aging of the local population, including consideration in the provision, location and accessibility of services and facilities. Older people are one of the equalities groups that the Community Plan has identified. Issues extend well beyond health and social care issues and include age discrimination. Affected issues: health and well being, Population, social fabric

for older people, providing the basis for effective planning for an ageing population and reflecting the concerns of older people.	
Warm Homes and Energy Conservation Act 2000 – A fuel poverty commitment for Wales (2003)	
The highest concentration of owner-occupier potential beneficiaries of enhanced New HEES (which includes central heating) is in the rural areas of Gwynedd and Isle of Anglesey (4.5% and 3.1% respectively) and in the predominantly urban authority area of Rhondda Cynon Taff (3.9%). More than 15% of social housing households could benefit from enhanced New HEES in the mainly rural areas of Gwynedd, Isle of Anglesey and Conwy and in the predominantly urban North Wales authority of Wrexham. Among private renting households the highest concentration (more than 12%) are in the North and West, in Gwynedd, Denbighshire, Flintshire and Pembrokeshire.	The LDP should include an objective to encourage energy efficiency in residential development. See The UK Fuel Poverty Strategy (2001) and subsequent progress reports for Community Plan commentary. Affected issues: Climatic, population (reduce poverty), human health
Health Commission Wales Framework Document (2005)	
This document outlines the role of the Health Commission (HCW) within the WG, and describes roles and responsibilities of each party. The document also discusses corporate and clinical governance, as well as clinical quality.	
Objectives and requirements	Implications for the LDP
The objectives of the Health Commission Wales include: • Securing high quality services within budget; • Placing patient needs before HCW business; • Developing partnerships with stakeholders; • Ensuring consistent commissioning processes; • Ensuring equitable access; and • Ensuring customer focus of operational processes.	The LDP should consult on and consider where new facilities and services are needed. See Improving Health in Wales: A Plan for the NHS with its Partners (2001) for Community Plan commentary. Affected issues: health and well being, material assets
Climbing Higher: The Welsh Assembly Government Strategy for Sport & Physical Activity (2005)	
This is the Welsh Assembly Government's long-term strategy for sport and physical activity, setting out its strategic direction in Wales for the	

next twenty years. The purpose of this strategy, which complements other WG actions and policies, is that within 20 years sport and physical activity will be at the heart of Welsh life and at the heart of Government policy.	
Objectives and requirements	Implications for the LDP
The priorities are summarised as: • Wales needs to be more physically active in order to be a healthier nation; • Wales needs healthy citizens in order to deliver long-term prosperity; • Wales needs to maximise the synergy between sport, physical activity and the natural environment; • Wales needs its people to be more 'physically literate'; • Wales needs more physically active communities; and • As well as the success of individuals, Wales needs systematic and sustainable success in priority sports.	The LDP can help with the provision of recreation facilities and play areas and ensure development and services are accessible by foot. Encouraging exercise is one of the key priorities of <i>Health Challenge Pembrokeshire</i> and this will also need to be reflected in the Community Plan given its importance for maintaining and improving physical and mental health. Affected issues: health and well being, economy, social fabric
Healthy and Active Lifestyles in Wales: A Framework for Action (2002)	
The Healthy and Active Lifestyles Action Plan aims to build on the important programme of work already underway in Wales, and to identify opportunities within it to maximise the impact of these initiatives in relation to physical activity levels. Additionally, in order to develop a comprehensive strategy, several new initiatives are proposed, based on evidence of effectiveness and need, in order to develop a national programme of physical activity promotion that will contribute to achieving a more active population in Wales.	
Objectives and requirements	Implications for the LDP
The priorities as: • Develop national and local partnerships and strategies to increase physical activity through active living; • Enable public health and primary care professionals to promote active living and to be	The LDP can help with the provision of recreation facilities and play areas and ensure development and services are accessible by foot. See <i>Climbing Higher: The Welsh Assembly Government Strategy for Sport &</i>

well equipped to act on this knowledge; • Address issues of public knowledge of the health benefits of physical activity and of opportunities to increase physical activity by developing a national 'active living' campaign in the context of a comprehensive approach; • Reduce the barriers to increasing active living identified in the strategy in support of the first three objectives; and • Strengthen monitoring, surveillance and research to support the implementation of the Healthy and Active Lifestyles strategy and future planning.	Physical Activity (2005) for Community Plan commentary. Affected issues: health and well being, economy, social fabric
TAN 16 – Sport, Recreation and Open Space (2009)	
The new TAN provides advice for communities, developers and local planning authorities in Wales preparing local development plans and taking decisions about planning applications. Local Planning Authorities are required to provide a framework for well-located sport, recreation and leisure facilities which should be sensitive to the needs of users, attractive, well designed, well maintained, safe and accessible to all.	
Objectives and requirements	Implications for the LDP
For LDP policies to be informed by audits of existing provision and need for open space in communities. These should form an Open Space assessment, which can be developed into an Open Space Strategy in conjunction with other sections of the local authority, with stakeholders and communities.	The LDP should balance the need for sport and recreation facilities with interests of nature conservation. The Children and Young People's plan, one of the key plans which feeds into the Community Plan contains specific targets on young people and sport. This is significant as participation in sport when people are young lays the foundation for a healthy lifestyle into the future. The commentary on Climbing higher and Healthy and Active Lifestyles in Wales is also of relevance. Affected issues: biodiversity, social fabric
Regional/Local	
Health Challenge Pembrokeshire. The Health, Social Care and Well-being Strategy (2008 - 2011)	

The Health, Social Care and Well-being Strategy encourages people to reach their potential by supporting them to live longer, healthier lives and providing the best health, social services and well-being services. Pembrokeshire County Council and the Pembrokeshire Local Health Board jointly prepared the strategy in partnership with Pembrokeshire and Derwen NHS Trust (note that the Trust has been superseded by Hywel Dda NHS Trust which also includes Ceredigion and Carmarthenshire), National Public Health Service, Pembrokeshire Association of Voluntary Services and Pembrokeshire Community Health Council.	
Objectives and requirements	Implications for the LDP
The vision of the Health, Social Care and Well-being Strategy is “encouraging people to reach their full potential by: • supporting them to live longer, healthier lives; with objectives and actions: • Making sure everybody has an acceptable home to live in • More focus on identifying risk factors for illnesses at an early stage • Providing support and services for people who have long-term conditions • Providing support services to enable people to live independently in their own homes • Improving services to support mental health and well-being • working together to provide the best health, social care and well-being services”; with specific objectives and actions: • Reducing smoking • Promoting responsible drinking of alcohol • Promoting healthy eating • Encouraging people to take more exercise	Need to reflect a healthier lifestyle approach through encouraging the development of walking cycling facilities, local services for settlements including recreational etc. This is the key statutory plan which deals with health that the Community Plan needs to reflect. Affected issues: All
Pembrokeshire Advance – Sir Benfro Ymlaen Rural Development Plan (2007-2013)	
Establishes how the Rural Development Plan for Wales will be implemented in Pembrokeshire.	
Objectives and requirements	Implications for the LDP
The overarching priority of the Pembrokeshire Local Development Strategy, in particular as it relates to Axis 3 of the Rural Development Plan for Wales, is to “create sustainable employment opportunities and establish the conditions needed for sustainable economic growth”.	The focus on creating sustainable employment opportunities with emphasis on the strategic priorities above is an important consideration for the LDP.

Strategic priorities identified in the Rural Development Plan that have significance for the LDP include: a focus on quality agriculture, fisheries and food sectors and quality tourism sector; energy (including renewables) and environmental goods and services; maximising benefits of broadband availability; improving community safety; encouraging active age-balanced rural communities; protecting and enhancing the quality of the built and natural environment; improving access to the countryside and coast; increasing biodiversity and improving habitat management; establishing an international reputation as an area for knowledge businesses and building links with other regions and countries able to add value.	
Pembrokeshire County Council Health, Social Care and Well-being Strategy 2008-2011 (2008)	
Objectives and requirements	Implications for the LDP
The strategy covers a range of issues affecting health, social care and well-being in the county with particular focus on: • Preventative actions to improve health and well-being and avoid potential illnesses; • Ensuring the delivery of effective and efficient health and social care services, which are responsive to people's needs; • Reducing health inequalities; • Tackling the underlying factors that affect health and well-being such as poor or unsuitable housing or alcohol misuse.	To encourage healthy lifestyles and an improvement in access to services and opportunities through planning measures. The delivery of the Community Plan relies on successful delivery and co-ordination of these activities.
Pembrokeshire County Council Community Safety Strategy (2002 – 2005)	
Following the introduction of the Crime and Disorder Act in 1998 Local Authorities and the police are obliged to co-operate in the development and implementation of a strategy for tackling crime and disorder in their areas.	
Objectives and requirements	Implications for the LDP
This strategy outlines the aims of the Pembrokeshire Community Safety Group (CSG) over the next three years and the individual responsibilities of the partners. To ensure that all members of the CSG achieve the aims set down, outcomes will be monitored on a quarterly basis.	To encourage planning measures that should contribute towards reducing criminality in local areas e.g. increasing natural surveillance. The Community Plan reflects the priorities of this plan and will reflect the priorities of successor

	plans including tackling fear of crime which runs well ahead of actual crime rates.
EU Directive 2002/49/EC relating to the assessment and management of environmental noise - The Environmental Noise Directive (EU, 2002)	
The aim of the Environmental Noise Directive (END) is to define a common approach across the European Union with the intention of avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. Until May 2005 DEFRA consulted on the implementation of the Directive into UK law.	
Objectives and requirements	Implications for the LDP
This will involve: • Informing the public about environmental noise and its effects; • Strategic noise maps for: large urban areas (referred to as 'agglomerations' in the END and in this document), major roads, major railways and major airports as defined in the END; and • Preparing action plans based on the results of the noise mapping exercise. Such plans will aim to manage and reduce environmental noise where necessary, and preserve environmental noise quality where it is good.	To avoid, reduce and mitigate environmental noise. Some types of noise can constitute anti-social behaviour and there is a link with the work to reduce fear of crime. Affected issues: social fabric
Technical Advice Note (TAN) 11: Noise (1997)	
This note provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which local planning authorities should take into account in drawing-up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.	
Objectives and requirements	Implications for the LDP
6. Where it is particularly difficult to separate noise sensitive development from noisy activities, plans should contain an indication of any general policies which the local planning	Although TANs are prepared to inform development plans, the LDP should have

authority proposes to apply in respect of conditions or planning obligations. 8. Local planning authorities must ensure that noise generating development does not cause an unacceptable degree of disturbance. They should also bear in mind that if subsequent intensification or change of use results in greater intrusion, consideration should be given to the use of appropriate conditions. 9. Noise characteristics and levels can vary substantially according to their source and the type of activity involved. In the case of industrial development, for example, the character of the noise should be taken into account as well as its level. Sudden impulses, irregular noise or noise which contains a distinguishable continuous tone will require special consideration. 10. Local planning authorities should consider whether proposals for new noise-sensitive development would be incompatible with existing activities, taking into account the likely level of noise exposure at the time of the application and any increase that may reasonably be expected in the foreseeable future. 11. Measures introduced to control the source of, or limit exposure to, noise should be proportionate and reasonable.	regard to minimise noise impacts from e.g. considering the use of low noise surfaces, avoiding heavy traffic in proximity to sensitive receptors, and promoting low noise vehicles for e.g. bus fleets; noise sensitive development. See commentary on EU Directive 2002/49/EC for implications for Community Plan. Affected issues: Social fabric
A Community Plan for Pembrokeshire (2003/2008) Statutory Partnership Plans in Pembrokeshire Community Plan for Pembrokeshire (2010 – 2025)	
The County Council is committed to working in partnership with other organisations to improve the quality of life of the people of Pembrokeshire. The Community Plan 2010/25 identifies long term priorities to achieve this, setting out how partners will improve the social, economic and environmental well-being of Pembrokeshire and contribute to sustainable development throughout the United Kingdom. The themes within which the strategic objectives fit are well-being, environment, economy, community, housing, learning, access and safety. The strategic objectives for improvement over the next 15 years are supported by an action plan with measures for success identified. The plan will be re-published every 4 years.	
Objectives and requirements	Implications for the LDP
There are 24 objectives: • Address the underlying causes of poor health	The LDP should enhance quality of life and well being elements in its policies for developments for example in the provision of open and

• Promote public health • Mitigate the impact of poverty • Improve the integration of health and social care services • Provide high quality social care services • Address the challenge of climate change • Enhance our natural environment and maintain our cultural and historic distinctiveness • Improve Pembrokeshire's potential for wealth creation • Improve our town centres • Support the development of vibrant and sustainable communities • Promote community cohesion • Increase the supply of appropriate housing • Improve the quality of our housing stock • Improve skill levels in Pembrokeshire • Provide high quality education services • Address inequalities in educational attainment • Improve communication links to, from and within Pembrokeshire • Improve access to the services we provide • Promote sustainable travel • Improve access to green spaces • Reduce fear of crime • Address the underlying causes of crime and anti-social behaviour • Provide high quality child protection services • Improve road and home safety The Community Plan will be reviewed in 2011 to monitor progress.	recreational spaces, improving the provision of services to local people, improving the standard and provision of housing and economic growth. Affected issues: all
The Children and Young People's Plan 2008-2-11	
This plan advocates working together to achieve the best outcomes for all children and young people in Pembrokeshire	
Objectives and requirements	Implications for the LDP

Core aims are to ensure that all young children and young people: • have a flying start in life. • have a comprehensive range of education and learning opportunities • enjoy the best possible health and are free from abuse, victimisation and exploitation. • have access to play, leisure, sporting and cultural activities. • are listened to. • treated with respect and have their race and cultural identity recognised. • have a safe home and a community, which supports physical and emotional well-being and are not disadvantaged by poverty.	The LDP should enhance the quality of life for children and young people in its policies for development, for example, in the provision of recreational, play and open spaces.

Education and Skills

UK/National	
Words Talk – Numbers Count (2005)	
The Welsh Assembly Government's five-year strategy to improve basic literacy and numeracy in Wales. This document replaces the National Basic Skills Strategy for Wales. The document takes forward the agenda set in The Learning Country. Literacy and numeracy underpin almost all other basic skills needed in life. Without these basic skills the Government's vision for social, cultural and economic development in Wales is unlikely to be achieved.	
Objectives and requirements	Implications for the LDP
The aims of the strategy are: • all children should be prepared for learning when they begin school; • the number of children leaving primary school struggling with reading, writing, and the use of numbers should be reduced; • fewer young people should leave compulsory education still struggling with basic skills; and • the number of adults with poor basic skills should be diminished significantly.	The CYPP encapsulates education priorities for the Community Plan, and these include the need to provide a flying start to life for children. Affected issues: education and skills, economy
Languages Count (2002)	
This document presents the Welsh Assembly Government's National Modern Foreign Languages Strategy. This Strategy will enable Wales to position itself positively in the international context, allowing foreign languages to present an opportunity to Welsh growth and development.	
Objectives and requirements	Implications for the LDP
The aims of the Strategy are: • improve the take up and standard of foreign language learning; • increase the recognition of the importance of language learning;	Affected issues: economy, education and skills, social fabric

• ensure foreign language learning builds on the learning of English and Welsh, and helps people value diversity and understand culture; and • to enable Wales to play its part on the World stage, and position the country positively in the international arena.	
Extending Entitlement: Supporting young people 11-25 in Wales (2005)	
Extending Entitlement is the Welsh Assembly Government's flagship policy for youth support services in Wales. It includes all services, support and opportunities for young people between 11 and 25, wherever they happen, whoever is delivering them and wherever the funding originates. It sets out to make a significant difference to young people's lives, recognising all the services and support which might contribute to their development, and all the experiences and opportunities that have the potential to enrich their lives and their learning.	
Objectives and requirements	Implications for the LDP
The document outlines ten entitlements identified as essential to enable young people to achieve their full potential: • Your rights; • Being heard; • Feeling good; • Education and employment; • Taking part / getting involved; • Being individual; • Easy access; • Health and well being; • Access to information and guidance; and • Safety and security.	The CYPP is based around the entitlements for young people and this is most easily seen in Core Aim 5 of the CYPP and its supporting structures. This in turn feeds into the Community Plan. Affected issues: education and skills, health and well being, economy, social fabric
Learning Pathways 14-19 Guidance (2004)	
This guidance aims to provide details about how Learning Pathways 14-19 will work in practice to benefit young people, the economy and communities in Wales. It builds on the Action Plan 2003 and is part of a series which will continue to build on the experience and expertise of all concerned. This guidance has been developed through partnership between all those engaged in providing for young people in the 14-19	

age group, together with young people themselves.	
Objectives and requirements	Implications for the LDP
The six key elements of the guidance are: • Individual Learning Pathways to meet the needs of each learner; • Wider choice and flexibility of programmes and ways of learning; • A Learning Core which runs from 14 through to 19 wherever young people are learning; • Learning Coach support; • Access to personal support; and • Impartial careers advice and guidance.	The delivery of the next Community Plan will need to address the complex inter-agency working that will be needed to deliver Learning Pathways. This may include working across local authority boundaries. Affected issues: sustainable development, education and skills, economy, social fabric
Reaching Higher (2002)	
This document provides the policy and strategy for higher education in Wales. Higher education is seen as a vital component to increasing prosperity in Wales.	
Objectives and requirements	Implications for the LDP
The aim of higher education is seen as sustaining a learning society: • enable individuals to develop their capabilities to their highest potential, so they can effectively contribute to society; • increase knowledge and understanding, and foster their application to the benefit of the economy and society; • serve the needs of a knowledge based economy at local, regional and national levels; and • play a major role in shaping a democratic, civilised, inclusive society.	Affected issues: sustainable development, education and skills, economy
Shaping the Future for Special Education (1999)	
This Action Programme outlines the Government's commitment to raising education standards for children in Wales with special educational	

needs. This is vital to providing children with the best opportunities to achieve a fully inclusive society.	
Objectives and requirements	Implications for the LDP
The objectives are to: • support and advise parents and carers of children with special educational needs; • develop the special educational needs framework; • promote inclusion with mainstream schools; • develop knowledge and skills of all staff working with children with special educational needs; and • working in partnership with local agencies to strengthen support for children with special educational needs.	The CYPP encapsulates priorities for services for young people with additional needs, and this in turn, feeds into the Community Plan. Affected issues: sustainable development, education and skills, economy, social fabric
The Learning Country 1 (2001)	
This document set an agenda for education and training in Wales.	
Objectives and requirements	Implications for the LDP
The agenda set in <i>The Learning Country</i> remain relevant, and include: • building stronger foundations for learning by radically improving early years provision and support for special needs; • improving transition between primary and secondary school; • developing schools' working practices to be more flexible, innovative and responsive; • transforming provision for 14-19 year olds; • ensuring that better services are developed for young people; • giving stronger support to practitioners; • strengthening careers information, advice and guidance; • promoting greater access to post-16 learning; tackling skills deficits in Wales; and • modernising the collaborative efforts of higher education in Wales.	Whilst the Community Plan does not reflect this policy directly, it has been highly influential in setting out the direction of subsequent plans which the Community Plan takes into account directly (in the case of the CYPP) or indirectly as they have been influences on the CYPP. Affected issues: sustainable development, education and skills, economy, social fabric

The Learning Country 2: Delivering the Promise (2006)	
This document sets out the Assembly Government's proposals for developing the agenda set in 2001 by The Learning Country in the light of the experience and successes of the past five years, and the creation of the new Department for Education, Lifelong Learning and Skills.	
Objectives and requirements	Implications for the LDP
The agenda set in The Learning Country 2 reflect the objectives in Learning Country 1 (see above).	See comment on Learning Country 1. Affected issues: sustainable development, education and skills, economy, social fabric
Regional/Local	
Pembrokeshire County Council Education Strategic Plan (2006)	
Since 1999 each unitary authority has had a statutory obligation to establish an Education Strategic Plan [ESP]. This is a statement of proposals for raising standards of education and improving the performance of schools in the county.	
Objectives and requirements	Implications for the LDP
To promote good design for new educational developments to encourage high quality, modern educational buildings and environments.	The LDP should consider quality, sustainable design in all development. This plan will continue to be produced through a version of the Single Education Plan; however the strategic elements are in the CYPP.
Children and Young People's Plan September 2008 – March 2011 (2008)	
A Single Children and Young People's Plan developed under directions of the Children Act 2004 was produced in 2008.	

Objectives and requirements	Implications for the LDP
The plan will promote: • more positive focus on prevention and investment in early intervention to avoid problems in later life; • stronger focus on supporting families, especially in disadvantaged communities, to be able to provide appropriate levels of support to their children; • improvements in the quality and responsiveness of the services available to children and young people; more effective co-ordination and partnership at local level. In setting out the plan we have used the framework of the Assembly Government's 7 Core Aims which are derived from the UN Convention on the Rights of the Child. These are that all children and young people: 1) Have a flying start in life 2) Have a comprehensive range of education and learning opportunities 3) Enjoy the best possible health and are free from abuse, victimisation and exploitation 4) Have access to play, leisure, sporting and cultural activities 5) Are listened to, treated with respect, and have their race and cultural identity recognised 6) Have a safe home and a community, which supports physical and emotional well-being 7) Are not disadvantaged by poverty.	The LDP should promote good design for new educational developments to encourage high quality, modern educational buildings and environments. This is the key plan for Children and Young People's services and its priorities will be reflected in the new Community Plan.
Pembrokeshire County Council School Organisation Plan 2004 – 2009	
Provides information relevant to the planning of school places in Pembrokeshire and draws conclusions about the need to add or remove school places during the next five years.	To allocate enough land to make available for the future need for educational developments at suitable locations close to existing education services.
Pembrokeshire County Council Single Education Plan 2006 – 2008	
Identifies council priorities, strategies and targets for education provision for the 2 year period to be achieved with partner organisations. The plan contributes towards the move to an	To promote good design for new educational developments to encourage high quality,

integrated children's plan for all services in 2008.	modern educational buildings and environments and to allocate enough land to make available for the future need for educational developments at suitable locations close to existing education services.

Transport

International/European	
European Commission White Paper on the European Transport Policy (2001)	
With its Transport Policy White Paper, the Commission proposed an Action Plan aimed at bringing about substantial improvements in the quality and efficiency of transport in Europe. It also proposed a strategy designed to gradually break the link between constant transport growth and economic growth in order to reduce the pressure on the environment and prevent congestion while maintaining the EU's economic competitiveness. Approximately 60 measures are set out to develop a transport policy for Europe's citizens, amongst others 'towards sustainable mobility'. Transport in Europe must, as a matter of priority, be compatible with environmental protection. To this end, the Commission proposed a wide range of measures to develop fair infrastructure charging which takes into account external costs and encourages the use of the least polluting modes of transport, to define sensitive areas, in particular in the Alps and Pyrenees, which should be eligible for additional funding for alternative transport, and to promote clean fuels.	
Objectives and requirements	Implications for the LDP
The principal measures suggested in the White Paper include: • Revitalising the railways; • Improving quality in the road transport sector; • Striking a balance between growth in air transport and the environment; • Transport and the environment; • Turning inter modality into reality; • Improving road safety; • Adopting a policy on effective charging for transport; • Recognising the rights and obligations of users;	The LDP should aim to contribute to these objectives by setting appropriate guidelines to improve road safety, protect the environment and curb greenhouse gas emissions from transport. This plan has influenced the draft Regional Transport Plan which in turn feeds into the Community Plan. Affected issues: population, human health, climatic factors

• Developing high-quality urban transport; and • Developing medium and long-term environmental objectives for a sustainable transport system.	
UK/National	
One Wales: Connecting the Nation: The Wales Transport Strategy WTS Accompanied by 4 Regional Transport Plans (RTP)	
The WTS revises and replaces the existing 'Transport Framework for Wales' (National Assembly for Wales 2001) and provides a more detailed blueprint for the development of a transport system in Wales which supports WG objectives. The WTS outlines the transport strategy for Wales until 2030, and will be neither prescriptive nor exhaustive in order to remain flexible enough to respond to other WG strategies and plans that may emerge throughout the life of the strategy.	
Objectives and requirements	Implications for the LDP
The outcomes of the WTS are as follows. • Social outcomes: Improving sustainable accessibility - o Improving access to healthcare, to education and life-long learning, to employment opportunities, to key tourist sites, to shopping and leisure facilities, opportunities that encourage healthy lifestyles; • Economic outcomes: Supporting the economy - o Improving connectivity within Wales and internationally, the efficient and reliable movement of people, maintaining the fabric of Wales' transport assets, accommodating freight sustainably, improving the actual and perceived safety of travel; and • Environmental outcomes: Valuing the Environment - o Reducing the impact of transport on air pollution, flood risk, greenhouse gas	The LDP and the Transport Strategy should aim to be consistent with each other being working towards the same set of overall goal: namely contributing towards sustainable development. The Community Plan will also pick up on the key elements of this plan via the regional plan. Affected issues: air quality, climatic factors, population and human health.

emissions, land contamination, noise and vibration and water and light pollution, respect, conserve and enhance Wales' distinctiveness, historic environment, landscape, townscape, biodiversity and reducing community severance.	
TAN 18 - Transport (2007)	
TAN's along with circulars should be taken into account by local authorities when preparing the LDP as they will in some cases be material to decisions on planning applications. They may also be included by the Assembly government and planning inspectors where they are relevant to those application or appeals that are "called in".	
Objectives and requirements	Implications for the LDP
The revised Tan 18 replaces the previous 2001 version with the following sections: • Integration between land use planning and transport; • Location of development; • Parking; • Design of development; • Walking and cycling; • Public transport; • Planning for transport infrastructure; • Assessing impacts and managing implementation.	The LDP should aim to contribute to these objectives by setting appropriate objectives and measures (e.g. supporting more sustainable land use patterns and making more sustainable modes of travel more attractive). Affected issues: health & well being, population, air quality, noise
Regional/Local	
Progress in Partnership – the Regional Transport Plan for South West Wales, 2010-2015 (2009)	
The South West Wales Integrated Transport Consortium (SWWITCH) comprises the 4 local authorities of Carmarthenshire, Neath Port Talbot, Pembrokeshire and Swansea working together for the benefit of the whole of south west Wales. SWWITCH has been in existence since 1998 and has continued to grow and evolve since that time to meet changing needs. SWWITCH is now ready for the challenge of developing and	

implementing a meaningful and relevant Regional Transport Plan for the benefit of residents, businesses and visitors to the region. The South West Wales Regional Transport Plan (SWWRTP) is being developed by the SWWITCH, in line with Welsh Assembly Government requirements. Based on a longer-term strategy, it will be a bidding document for transport funds for the period 2008-2013. It will aim to deliver improvements to address identified transport problems in the region. A draft of the full Plan was due to be submitted to the National Assembly in October 2007 and the final version was submitted to WG in September 2009. The SWWRTP vision for South West Wales is to improve transport and access within and beyond the region to facilitate economic development and the development and use of more sustainable and healthier modes of transport.	
Objectives and requirements	Implications for the LDP
1. To improve access to employment, business opportunities and tourism to support the sustainable growth of the regional economy. 2. To improve access to education and training to facilitate increasing skill levels in south west Wales. 3. To improve access to health care to support a healthier South West Wales population. 4. To improve the range and quality of, and awareness about, sustainable transport options to improve health and fitness. 5. To improve the efficiency, reliability and sustainability of the movement of people and freight within and beyond south west Wales. 6. To improve integration between policies, service provision and modes of transport in south west Wales. 7. To implement measures which make a positive contribution to improving air quality and reducing the impact of transport on ill health and Climate Change. 8. To implement measures which help to reduce the negative impact of transport across the region on the natural and built environment. 9. To improve road safety and personal security in south west Wales.	The LDP should reflect the SWWRTP to ensure sustainable economic development with development and use of more sustainable and healthier modes of transport. The Community Plan will pick up on this key plan. Affected issues: Transport, population and human health, air quality, climatic factors
Pembrokeshire County Council Local Transport Plan 2000 – 2005	
The LTP for Pembrokeshire set out the Authority's transport strategy and implementation policy for the period 2000 – 2002 and beyond. Local	

Transport Plans are being superseded by Regional Transport Plans.	
Objectives and requirements	Implications for the LDP
Proposals for: • Air travel - o Investment and improvement to Haverfordwest Airport • Buses and coaches - o Local and rural service network development - o Key interchange improvements - o Free travel on concessionary fares • Community transport and rural transport initiatives - o A study on accessibility and the development of rural transport schemes • Cycling • Freight - o To develop intermodal freight facilities at appropriate ports and rail connected sites • Highway construction and improvement - o To press the NAFW for: - ▪ The dualling of the A40 TR between St Clears and Haverfordwest with improvements to the section of the A40 TR between Haverfordwest and Fishguard ▪ Improvements on the A477 TR ▪ Improvements on the A4076 TR ▪ To improve the County Road networks where necessary. • Highway structures - o To assess and strengthen where necessary structures accommodating 40 tonne lorries • Integration - o To improve standards at bus, ferry and rail interchanges • Rail - o To press for line speeds, gauge enhancements and additional services	The land use planning system has the potential to alter travel patterns, promote sustainable travel choices. This should be reflected in the LDP strategy and policies. This plan, which will be superseded by the regional plan, has influenced earlier versions of the Community Plan, for instance through the decision to create a separate transport and communication infrastructure priority. The potential to alter travel patterns, promote sustainable travel choices and contribute to environmental improvements should be reflected in the objective of the SA.

• Walking - o Develop schemes to encourage walking which will include “Safe Routes to Schools” - o To improve and maintain the rights of way network for all users • Road Safety - o Monitor accidents in the County and undertake appropriate action where necessary - o Prepare the Road Safety Plan and Annual Reviews • Road traffic reduction - o Encourage travel awareness campaigns and promote public transport, cycling and walking • Transport and the environment - o To continually monitor areas where air quality may be breached • Land use and transport To ensure UDP and LTP policies are consistent	
Pembrokeshire County Council and Pembrokeshire Coast National Park Rights of Way Improvement Plan (ROWIP) for Pembrokeshire (2008)	
This plan identifies, prioritises and plans for improvements to the rights of way network in Pembrokeshire. It also addresses the need to improve access opportunities for groups with special needs. The Plan is divided into two sections; Part 1 is an assessment of local rights of way. It sets out the main characteristics of the network in Pembrokeshire, explains the purpose of the ROWIP, says what background work has already been carried out, summarises previous consultations and examines a number of key topics. Part 2 of the plan is a statement of action. It summarises the main conclusions from the ROWIP assessments, background documents and report on key issues and the way forward. This is followed by sections discussing existing policies on rights of way, setting out the key challenges for the Authorities in managing and improving the network user groups. Action plan objectives are also stated.	
Objectives and requirements	Implications for the LDP
There are six ROWIP objectives that guide the long term management and development of the rights of way network: Objective A – to maintain an accessible network of accessible paths;	The LDP should take account of the ROWIP in its policies and the Community Plan includes targets for ease of use of rights of way.

Objective B – to provide a more continuous network that meets the requirements of all users; Objective C – to develop a safer network of paths; Objective D – to provide an up-to-date and digitised definitive map; Objective E – to increase community involvement in improvement and management of public paths; and Objective F – to improve promotion, understanding and use of the network of public paths.	

Social Fabric

UK/National	
laith Pawb: A National Action Plan for a Bilingual Wales (2003)	
This Action Plan identifies specific actions and initiatives through which the WG seeks to increase bilingualism and strengthen the Welsh language.	
Objectives and requirements	Implications for the LDP
The strategy pursues three strands: • A National Policy Framework (policy agenda and strategic leadership to sustain and encourage growth of the Welsh language); • The Language and the Community (policies and actions which promote economically and socially sustainable communities throughout Wales including those where Welsh is widely spoken within the community at large); • The Language and Rights of the Individual (policies which encourage individuals to learn Welsh, and facilitate and empower them to use the language in all aspects of life in Wales).	The LDP should aim to contribute to these objectives by considering the Welsh Language in all of its policies, specifically in the allocation of housing in strong Welsh Speaking areas. The Community Plan includes a commitment to encourage the use of Welsh. Affected issue: social fabric

The National Assembly for Wales' Voluntary Sector Scheme (2004)	
This document sets out a scheme proposed by the WG to promote the interests of relevant voluntary sector organisations.	
Objectives and requirements	Implications for the LDP
The objectives of the scheme are to: • Encourage the voluntary sector in various ways; • Encourage volunteering initiatives and the idea that voluntary activity is part of active citizenship; • Encourage the work of umbrella organisations and co-operation between such organisations; • Recognise specific needs and contributions of particular groups within the sector; • Encourage growth in the contribution of different age groups; and • Assess the potential impact of policy changes upon the sector.	Affected issue: social fabric
Business Crime Reduction Strategy Wales (2005-2008)	
The purpose of this strategy is to promote the issues surrounding business crime amongst the Police, Community Safety Partnerships and business community in Wales. It provides a set of priorities which need to be addressed in the next three years.	
Objectives and requirements	Implications for the LDP
The strategy aims to: • Identify true levels and types of crimes against businesses in Wales; • Encourage Community Safety Partnerships and business to work together; • Provide advice and guidance to business so they may implement their own crime reduction programme; and • Build on good practice already in place across the region in relation to business crime, and disseminate and promote new concepts and best practice.	The LDP should promote planning that reduces the risk of crime through various means. See commentary on Community Safety Plan for the implications on the Community Plan. Affected issues: social fabric, economy

A Fair Future for our Children (2005)	
This is the strategy of the Welsh Assembly Government for tackling child poverty. The document sets out guiding principles, issues faced, proposed methods and yardsticks for success.	
Objectives and requirements	Implications for the LDP
The overall aims of the strategy are to: • Fulfil children and young people's hopes and ambitions; • Raise their standard of living and quality of life; • Ease their worries about lack of money; • Help them share in making decisions and providing services; • Combat discrimination that stops children achieving their full potential; • Improve health and well being and reduce inequality; and • Help children to become independent citizens who can make choices.	The LDP should promote planning that addresses the needs of children and young people. Reducing the impact of Child Poverty is core aim 7 of the CYPP, which feeds into the Community Plan. Affected issues: economy, sustainable development, education and skills, health and well being
TAN 20 - The Welsh Language - Unitary Development Plans and Planning Control (2000)	
The Welsh language is part of the social and cultural fabric of Wales. It is spoken by around 20% of the population, although many others have some knowledge of the language or are in the process of learning it. In some areas both the number of Welsh speakers and the use made of the language is increasing, but in other areas there is decline. The future well being of the language across the whole of Wales will depend on a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities.	
Objectives and requirements	Implications for the LDP
The land use planning system should take account of the needs and interests of the Welsh language and in so doing can contribute to its well being.	The LDP should foster the use of the Welsh Language, and consider the implications of its policies on the language. Affected issues: social fabric, population

Improving Lives and Communities Homes in Wales (April 2010)	
The national housing strategy document outlines the Welsh Assembly Government priorities and actions to meet the challenges associated with meeting Wales' housing requirements.	
Objectives and requirements	Implications for the LDP
The document sets out the challenges in meeting housing need; the priorities; the actions that will be taken; and the benefits of investing in housing. The document also states the priorities which are: • Providing more housing of the right type and offering more choice; • Improving homes and communities, including the energy efficiency of new and existing homes; • Improving housing-related services and support, particularly for vulnerable people and people from minority groups.	The LDP should ensure that national housing strategy is considered. Affected issues: social fabric, population
Better Homes for People in Wales: A National Housing Strategy for Wales (2005)	
The main purpose of the Plan is to summarise the aims, objectives and planned outcomes set out in 'Better Homes for People in Wales'; monitor and record progress towards delivering the strategy aims and objectives; and record the addition of new policies, programmes and targets developed in response to the evolving housing market since publication of 'Better Homes'.	
Objectives and requirements	Implications for the LDP
The key aims of the strategy include: • Providing homes that are in good condition in safe neighbourhoods; • Giving people the opportunity to live in good quality homes (defined in the 'Welsh Housing Quality Standard'); • Letting people have a choice of renting or buying, with no significant variations in quality; • Bringing all existing social housing within the 'Welsh Housing Quality Standard' by 2012;	The LDP should allocate sufficient housing land to meet the needs of the population and ensure a mix of sizes and tenures to meet those needs including affordable housing. The LDP should ensure that housing is well designed to conserve energy and where

• Introducing a framework to help low income and vulnerable owner-occupiers to maintain and repair their homes over the longer term; • Improving the overall quality of the private rented stock and its management; • Promoting diversity of housing supply by giving people better access and more choice over affordable housing; • Establishing an equitable rent structure; • Eliminating the need for homelessness in Wales; • Increasing accessibility (for the disabled, people threatened by domestic abuse, and minority ethnic households); and • Eradicating fuel poverty by 2010.	possible provides for energy needs through renewable sources. The Community Plan has an existing aim of widening the housing choices in communities. Early work on the next version of the plan has highlighted the needed to prioritise decent housing and increase the supply of affordable housing. Affected issues: health and well being, material assets
National Homelessness Strategy and Action Plan 2006 – 2008	
This strategy provides a framework for the development of national guidance and policy on homelessness and helps to identify the need for funding and how it should be prioritised.	
Objectives and requirements	Implications for the LDP
The targets set in the Homelessness Strategy are: • Eliminating the need for rough sleeping; • Reducing the numbers of people staying in temporary accommodation more than six months • Reducing the incidence of 'repeat' homelessness; • Eliminating the use of bed and breakfast accommodation for homeless families and minimising it for others; • Ensuring that all local authorities have homelessness strategies in place • Minimising the length of time local authorities take to assess people presenting as homelessness.	There are no direct implications for the LDP. However the strategy states that to address the problem of homelessness, lettings of social housing will need to take account of the three principal themes: tackling social disadvantage, sustainability, and equality of opportunity. The plans should have regard for this strategy.

TAN 1 - Joint Housing Land Availability Studies (2006)	
This note provides guidance on the preparation of Joint Housing Land Availability Studies which is undertaken by Study Groups co-ordinated by the Welsh Assembly Government's Department for Enterprise, innovation and Networks. . The purpose of the studies is to monitor the provision of market and affordable housing, provide an agreed statement of residential land availability for development planning and control purposes, and to set out the need for action in situations where an insufficient supply is identified.	
Objectives and requirements	Implications for the LDP
Local planning authorities should aim to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan.	The LDP should provide the framework for the sustainable provision of the housing required in Pembrokeshire. Affected issues: all
TAN 2 - Planning and Affordable Housing (2006)	
In preparing development plans, authorities should ensure that planning policies for affordable housing are compatible with their housing strategy, and with their objectives for land use planning and economic development. They should also take account of the views of those likely to be involved in the delivery of housing: the main landowners, developers, registered social landlords and Housing for Wales. Planning authorities are required to state an affordable housing target in their development plan and indicate how the target will be achieved	
Objectives and requirements	Implications for the LDP
Any development plan policy for affordable housing should reflect a good understanding of the needs of the area over the plan period. Where local surveys or other data demonstrate a lack of affordable housing to meet local needs, authorities should, in the development plan indicate how many affordable homes are required in the plan area and set indicative targets for specific suitable sites.	The LDP should provide the framework for the sustainable provision of the affordable housing required in Pembrokeshire. Affected issues: all

TAN 6 – Planning for Sustainable Rural Communities (2010)	
One of the overall goals of the planning system is to support living and working rural communities, by seeking to help communities grow in a sustainable way. Housing, including affordable housing, is required to help businesses expand and keep the vitality of rural communities. Development plans should set out a spatial vision for rural communities and planning should support development that will help achieve a better balance between housing and employment, thereby encouraging people to live and work in the same locality	
Objectives and requirements	Implications for the LDP
Development plans must be supportive of proposals that generate wealth to support rural local services and increase the sustainability of a community. Rural development must respond to the challenges posed by climate change.	The LDP should seek to balance the need for rural communities to develop with their likely environmental and social implications. Affected issue: economy, population,
Local	
Pembrokeshire County Council Local Housing Strategy 2007 – 2012	
Brings together all the issues relating to housing and determines the action to be taken to improve housing in both the public and private sector.	
Objectives and requirements	Implications for the LDP
It sets the key areas of work for housing, determines the improvement actions to be taken within the context of the National Housing Strategy for Wales and identifies priorities for action for the next five, ten and 15 years and assists in taking forward the priorities already identified within the Community Plan.	To support the key aims of the LHS in policies produced in the LDP, to work with the LHS to provide housing that serves Pembrokeshire's best interests. Affected issues: All

Pembrokeshire County Council Local Housing Market Assessment (2007)	
Local Housing Market Assessments (LHMAs) provide a clear view about the specific aims and questions that a Housing / Planning Authority want their partners in the Social Housing and Private Sector Housing to address.	
Objectives and requirements	Implications for the LDP
This LHMA was undertaken to inform the Local Housing Strategy and the Development Plans of Pembrokeshire County Council and the Pembrokeshire Coast National Park and the methodology used closely followed that laid out in the Welsh Assembly Government's Guidance.	The LDP should take into account the results of the Local Housing Market Assessment and allocate sufficient land to provide for the housing needs and demands in the County. The Community Plan will pick up on the Housing Market Assessment via the local housing strategy, especially the scale of provision for affordable housing. Affected issues: population
Pembrokeshire County Council Welsh Language Scheme	
The Welsh Language Scheme sets out the Council's commitment to the principle that the Welsh and English languages should be treated on a basis of equality. When the Council considers new policies and initiatives, it will make sure they meet the commitments given in this scheme.	
Objectives and requirements	Implications for the LDP
The Council will make sure that new policies and initiatives comply with the Welsh Language Scheme. Apply the Welsh Language Scheme in the Council's delivery of services, set a standard of service in Welsh, communication with the public, and produce any published/printed material bi-lingually. The scheme will be monitored.	The LDP should comply with the Welsh Language Scheme to ensure that plans and policies have regard to the Welsh Language. The Community Plan promotes the use of the Welsh Language.

Economy

INTERNATIONAL/EU	
Council Regulation (EC) No 1698/2005 of 20 September 2005 on support for rural development by the European Agricultural Fund for Rural Development (EAFRD)	
The Regulation states a rural development policy should accompany and complement the market and income support policies of the common agricultural policy. The rural development policy should also take into account the general objectives for economic and social cohesion policy and contribute to their achievement, while integrating other major policy priorities as spelled out in the conclusions of the Lisbon and Göteborg European Councils for competitiveness and sustainable development.	
Objectives and requirements	Implications for the LDP
The objectives of the regulation are to foster rural development.	The LDP should aim to support rural areas in Pembrokeshire, encouraging rural diversification and economic efficiency. Initial work on the next version of the Community Plan has highlighted the problem of low pay in Pembrokeshire and this tends to be worse in rural areas. Affected issues: economy, social fabric, landscape
European Structural Funds in Wales (2000-2006)	
Wales has been allocated substantial European Structural Funding, totalling £1.36 billion for the period 1 January 2000 to 31 December 2006. The European Union's Structural Funds provide grant aid for projects that address socio-economic disparities within and between different regions and social groups. Central to this aim is the sustainable development of economic activities, employment and human resources, the	

protection and improvement of the environment, and the promotion of equal opportunity for all sectors of the population.	
Objectives and requirements	Implications for the LDP
The objectives of the funding are to: - Promote the development and structural adjustment of regions whose economic development is lagging behind (this covers West Wales and the Valleys); - Convert the areas hardest hit by industrial decline, where traditional industries such as coal and steel can no longer compete successfully, causing major social and economic hardship and dislocation for the local workforce (applies to parts of East Wales); and - Combat long-term unemployment and assists young people and those at risk of social exclusion; promotes equal opportunities, adaptability and entrepreneurship in the workforce; and improves training, education and counselling for lifelong learning.	Where possible, the LDP should aim to assist in fulfilling these objectives. The Convergence Programme influenced the development of the first Community Plan. Affected issues: social fabric, economic, education and skills, health and well being
EU European Employment Strategy – EES (2005)	
When the Luxembourg Jobs Summit (November 1997) launched the European Employment Strategy (EES), the ambition was to achieve decisive progress within five years. An extensive evaluation of the first five years was carried out in 2002 which identified major challenges and issues for the future of the EES. It also emphasised the need to revamp the EES with a view to aligning it more closely to the Lisbon goal of sustained economic growth, more and better jobs and greater social cohesion by 2010 which occurred with new simpler guidelines in 2003. A renewed EES is in place with the adoption of new guidelines from July 2005. The Commission presented a Communication on growth and jobs of February 2005 which proposed a new start for the Lisbon strategy refocusing efforts on two goals: delivering a stronger, lasting growth and more and better jobs. This included a complete revision of the EES governance so as to maximise the synergies and efficiency between national measures and Community action.	
Objectives and requirements	Implications for the LDP
A strategic goals for the next decade: To become the most competitive and dynamic knowledge-based economy in the world, capable of sustainable economic growth with more and better jobs and greater social cohesion;	The LDP should aim to support sustainable employment and economic growth in Pembrokeshire. The EES feeds into the Convergence programme which will be one of

• To regain the conditions for full employment and to strengthen cohesion by 2010; • To raise the overall EU employment rate to 70%; and • To increase the number of women in employment from an average to more than 60% by 2010.	the mechanisms by which the next version of the Community Plan is delivered. Affected issues: economy, education and skills
EU Objective 1: Supporting development in the less prosperous regions (2005-2006) (Now superseded by Convergence)	
Objective 1 of the Structural Funds is the main priority of the European Union's cohesion policy. In accordance with the treaty, the Union works to "promote harmonious development" and aims particularly to "narrow the gap between the development levels of the various regions". This is why more than 2/3 of the appropriations of the Structural Funds (more than EUR 135 billion) are allocated to helping areas lagging behind in their development ("Objective 1") where the gross domestic product (GDP) is below 75% of the Community average.	
Objectives and requirements	Implications for the LDP
Wales has currently two programmes as part of the EU Structural Fund: • West Wales and the Valleys Objective 1 Programme - o Priority 1: Developing and Expanding the SME base; - o Priority 2: Developing Innovation and the Knowledge-based Economy; - o Priority 3: Community Economic Regeneration; - o Priority 4: Developing People; - o Priority 5: Rural Development and the Sustainable Use of Natural Resources; - o Priority 6: Strategic Infrastructure Development. • East Wales Objective 2 Programme - o Priority 1: Developing competitive and sustainable SMEs; - o Priority 2: Sustainable rural development; and - o Priority 3: Urban community regeneration.	The LDP should aim to support disadvantaged areas in Pembrokeshire and Wales. For community plan, see previous comment on structural funds. Affected issues: economy, material assets

Common Agricultural Policy (1958) Common Agricultural Policy Reform (2003)	
The Common Agricultural Policy (CAP) is the set of rules and regulations which govern agricultural activities in the European Union. Under CAP, economic support to farmers since the 1960s was largely given in direct proportion to production. CAP resulted in sweeping changes in farming practice; farmers intensified their farming methods in order to produce more and so attract greater financial support. Many farms have therefore become more specialised and traditional farming has been abandoned across large areas of the UK. CAP revisions are aimed at a gradual transfer of subsidy to support land stewardship rather than specific crop production. A relatively small number of key practices have a significant effect on the condition of wildlife. If CAP revision continues to address these there should be attendant benefits for biodiversity. Changes in CAP payments may result in a shifting social landscape within the agricultural community, as well as, we hope, beneficial changes to landscape character.	Continue to seek to influence agricultural policy and practice at the most appropriate level to secure environmental and socio-economic benefits.
UK/National	
Welsh Coastal Tourism Strategy – Interim Report (2006)	
This document presents a guide for the future geographical allocation of resources to develop the tourism potential of the Welsh coastline in a sustainable manner, which brings direct benefits to coastal communities and to ensure a quality visitor experience.	
Objectives and requirements	Implications for the LDP
Strategic objectives include: • To conserve and, where appropriate, enhance the environmental quality of the Welsh coast; • To identify opportunities to provide increased access to and provision for water and land based activities around the Welsh coast; • To identify appropriate facilities and management approaches required to secure the	The LDP should aim to encourage the development of a quality tourism environment. Initial work on the Community Plan has highlighted the need to increase the quality of the tourism product in Pembrokeshire in order to increase the value from it to the local

safe use of the coastal environment by visitors; • To establish standards and levels of provision of supporting facilities required to enhance visitor and local residents enjoyment and expectations of their coastal visit; • To acknowledge the economic value of the coast of Wales; • To prioritise investment opportunities for major coastal tourism infrastructure projects around the coast; • To identify the range of support appropriate to enable communities to maximise the benefits from employment and other economic opportunities arising from the development of coastal ; • To acknowledge and incorporate appropriate elements of Wales' rich and diverse culture and heritage in the development of coastal tourism; • To identify issues and opportunities affecting existing service centres and coastal communities to ensure best future use; • To address the issue of seasonality and work towards an attractive year-round coastal tourism offer for Wales; • To encourage improvements in the standards of existing tourism infrastructure provision • including the adoption of good environmental practice by operators; • To encourage the strategic development of festivals and events related to the coast; • The creation of partnerships and co-ordination of the public, private and voluntary sectors in achieving the vision.	economy. Affected issues: all
Farming for the Future (2001)	
This document provides a vision for the future of Welsh agriculture. The agricultural sector in Wales is currently faced with the choice of competing in the market on the basis of price or quality of agricultural products. It seems the latter is the preferred option.	
Objectives and requirements	Implications for the LDP
Key action areas presented in the document include: • Building an understanding between producers and consumers; • Increasing the income of farming families;	The LDP should aim to support diversification and the production of bio-fuels. The effects of bio-fuels on biodiversity, agricultural land and

• Helping the industry to respond; and • Helping farming to become more environmentally sustainable.	food should be a consideration. The community Plan welcomes the use of agri-environment schemes. Affected issues: water, biodiversity, landscape, economy
Wales Tourist Board - Sports Tourism in Wales	
The purpose of this document is to provide a framework for action by the Wales Tourist Board (WTB) and partner organisations to maximise the social and economic benefits of sport-related tourism in Wales.	
Objectives and requirements	Implications for the LDP
• Improving visitor accessibility to sport and active recreation; • Improving the quality of the visitor experience; • Raising the profile of Wales as a sports tourism destination; and • Understanding the needs and characteristics of the sports tourist.	The LDP should aim to promote sustainable sports tourism in Pembrokeshire as a means of achieving economic growth and generating local employment while contributing to sustainable development. Affected issues: economy, health and well being
Event Wales: A Major Events Strategy for Wales 2010 – 2020	
This document aims to develop a strategic framework by which all areas of Wales can benefit from the recent growth in major sporting and cultural events held in Wales. Hosting these events should benefit communities throughout Wales, though economic benefit but also by developing aspirations and innovation.	

Objectives and requirements	Implications for the LDP
▪ Communicate positive message relating to health, activity and well-being ▪ Stimulate new enterprise and business growth ▪ Engage communities into volunteerism and participation ▪ Enhancement of a knowledge-based, creative industry ▪ Embrace sustainable event management and showcase good practice in the use of renewable energy, recycling and the procurement of local goods and services	The LDP should be particularly aware of the potential for Pembrokeshire to host, and continue to host, events defined as 'Growth events'. Infrastructure to support such events is an important consideration and aspect of their ability to succeed.
Social Enterprise Strategy for Wales (2005)	
This document sets out the WG three-year Social Enterprise Strategy for Wales, to encourage, develop and sustain social enterprises at all stages in their development. The document has information on the vision, aims and objectives of the Strategy, roles and responsibilities of the parties involved, the consultation plan, the strategic objectives, and the monitoring and evaluation strategy.	
Objectives and requirements	Implications for the LDP
The four strategic objectives of the strategy are: • Creating an enabling environment (by coordinating policy and action, reducing 'red tape' and increasing the involvement of social enterprises in delivering public services); • Making social enterprises better businesses (by providing support and securing funding for the sector to grow); • Establishing the value of social enterprises (by promoting the sector); and • Encouraging the development of new opportunities (by supporting specialist networks, supporting the development of clusters, and linking to regeneration programmes).	The Community plan supports the growth of businesses with social objectives (i.e. social enterprises). Affected issues: health and well being, economy
Valuing our Environment: Economic Impact of the Environment of Wales (2003)	
A Valuing our Environment study was initiated to estimate the contribution of the environment to the wider economy in terms of incomes outputs and jobs. The study estimated that the environment – defined in terms of those economic activities that protect and enhance the environment, those that intensively use the environment or those that are dependent on the quality of the environment – collectively contributed	

£2.4bn to the Welsh GDP in 2000. Subsequent studies have refined these estimates to various regions in Wales, as well as to the different dimensions of its environment (e.g. marine and coast environment, historic environment etc).	
Objectives and requirements	Implications for the LDP
N/A	Affected issues: all
TAN 4 - Retailing and Town Centres (1996)	
Information on the retail industry in a local planning authority's area together with information on the functioning of their town centres will assist the preparation of development plans and the consideration of planning applications.	
Objectives and requirements	Implications for the LDP
All applications for retail developments over 2,500 square metres gross floor space should be supported by an impact assessment. Impact assessments should adopt a broad approach and extend where appropriate beyond the boundaries of the local authority where a proposal is located. The need for an Environmental Assessment of major shopping proposals should be considered in the light of the sensitivity of the particular location. For out-of-town schemes a floor area threshold of about 20,000 square metres (gross) provides an indication of significance and the need for Environmental Assessment.	The LDP should seek to balance the need for retail developments with their likely environmental and social implications. Affected issue: all
TAN 13 - Tourism (1997)	
Tourism comprises a range of different, but interdependent activities and operations which overlap with sport, entertainment, the arts and other recreation and leisure activities. It makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to local economies and communities in urban and rural areas.	

Objectives and requirements	Implications for the LDP
The Wales Tourist Board has responsibility for promoting and developing tourism in Wales. It has a duty to advise Government and other public bodies, including local authorities, on matters affecting tourism.	The LDP should seek to provide an appropriate framework for developing sustainable tourism in Pembrokeshire. Affected issue: all
A Winning Wales - The National Economic Development Strategy of the Welsh Assembly Government (2001 and 2004) Wales: A Vibrant Economy (2005)	
The strategy was adopted in 2001 and refreshed in 2004. It sets out the vision that within a generation the standard of living in Wales will match the standard in the UK as a whole. In addition, Wales will become more prosperous and that prosperity will be sustainable and more evenly spread. The new emerging strategy A Winning Wales emphasises the focus on sustainable growth. It aims for transforming the economy of Wales, whilst promoting sustainable development. The purpose of the document is to provide a framework for the transformation process, including objectives, targets and an action plan.	
Objectives and requirements	Implications for the LDP
The vision sets out that future economic growth should contribute towards sustainable development. The Strategy points the need to: • Increase knowledge, research and development, and innovation capacity in all parts of the Welsh economy; • Build on existing strengths in manufacturing; • Increase jobs in both financial and business services; and • Help reduce levels of economic inactivity. The following priorities are to be addressed through the Strategy: • Encouraging innovation and entrepreneurship; • Making Wales a learning country; • Promoting Information and Communication Technologies (ICT);	The strategy should aim to contribute to these objectives by outlining appropriate measures, e.g. creating sustainable land use patterns and communities. The Community Plan has aims to increase wealth per head of the population, encourage high value added products and reducing economic inactivity all of which are consistent with this policy. Affected issues: all

• Supporting businesses; • Establishing Wales in the world; • Improving transport; • Creating strong communities; and • Supporting rural Wales.	
Economic Renewal: a new direction (July 2011)	
The policy sets out the role devolved government can play in providing the best conditions and framework to enable the private sector to grow and flourish.	
Objectives and requirements	Implications for the LDP
This policy outlines our vision of making Wales "one of the best places in the world to live and to work". It sets out a clear defined role for devolved government. It recognises that a whole government approach is required where we are very clear about our reasons for intervening and where we focus on policies and actions that have the widest impact. This approach will create the right environment to encourage entrepreneurship allowing the private sector to flourish rather than directly deliver support to individual businesses. The approach is organised by five priorities: • Investing in high-quality and sustainable infrastructure • Making Wales a more attractive place to do business • Broadening and deepening the skills base • Encouraging innovation • Targeting the business support offered.	The LDP should have regard to the policy. Affected issue: all

Wales: A Vibrant Economy (2005)	
This is the Welsh Government's Strategy for delivering sustainable economic growth for Wales. The approach involves building on Wales' core strengths: an increasingly skilled, innovative and entrepreneurial workforce, an advanced technology and knowledge base, strong communities, a stunning natural environment and an exceptional quality of life.	
Objectives and requirements	Implications for the LDP
The Plan incorporates many themes in the national strategy, with policies that are supportive to existing businesses that wish to grow, opportunities for the creation of business premises and by allocating land for strategic and major commercial developments.	The LDP should have regard to the policy. Affected issue: all
Regional/Local	
Pembrokeshire County Council Tourism Strategy (2006 – 2012)	
The Strategy sets out key objectives for the promotion and development of tourism across the County in support of the Council's vision for tourism: "Pembrokeshire is recognised nationally and internationally as an outstanding and distinctive coastal destination, providing good quality experiences for visitors and residents, whilst supporting its communities and safeguarding its environment through the sustainable growth of a prosperous, year-round tourism industry".	
Objectives and requirements	Implications for the LDP
The four key themes of: • Competitiveness and profitability • Quality and value • Partnership • Sustainability These frame the national and regional strategies, will also provide the focus for the strategic approach in Pembrokeshire.	The LDP should seek to promote sustainable, quality tourism while being considered as part of the wider priority for promoting sustainable economic growth in the area. Initial work on the Community Plan has highlighted the need to increase the quality of the tourism product in Pembrokeshire in order to increase the value from it to the local economy.

The strategic objectives identified for tourism in Pembrokeshire reflect the vision and principles expressed: 1) To improve the quality of the tourism experience in Pembrokeshire; 2) To improve the accessibility of Pembrokeshire as a destination; 3) To develop effective working partnerships so that all sectors work together to exceed visitors' expectations; 4) To embrace a sustainable approach to tourism development which benefits the industry, the community and the environment as well as the visitor.	Affected issues: economy, population, and environment.
Fishguard and North Pembrokeshire Regeneration Plan (2003)	
This document outlines the regeneration of Fishguard and North Pembrokeshire. The Assembly Government and its partners believe that the Regeneration Plan for Fishguard and the wider rural locale needs to focus on maximising economic opportunities and supporting local communities in ways which are financially, culturally and environmentally <i>sustainable</i>. Planning objectives for this area will also reflect aspirations emerging from the revision of the Wales Spatial Plan.	
Objectives and requirements	Implications for the LDP
A Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis points to the importance of a number of key objectives: • The provision of a modern, efficient communications infrastructure. • To encourage further port development and diversification, including Marina and marine leisure activities, through land reclamation, and the development of new infrastructure. • To enhance and protect Fishguard town centre by reducing leakage to other centres, and encouraging speciality shopping and enhancing skills and services in a high quality, safe environment. • To provide and actively promote business support and encourage the take up of learning options relevant to business needs, supported by a range of modern, quality business premises in key locations, where demand can be justified. • To encourage and support lifelong learning maximising the use of 'E' learning and 'E' Business as it relates to the business and wider community of North Pembrokeshire and with particular regard to the needs of young people.	The LDP should have regard to the Regeneration Plan for Fishguard and North Pembrokeshire. The first version of the Community Plan made specific reference to the Fishguard and North Pembrokeshire Regeneration Plan.

• To support innovative, high quality tourism projects that improve the visitor experience, increase visitor spend or target new markets. • To encourage community support and self-help initiatives, which help to stimulate local economies, raise the skills base and sustain communities. This analysis required that the Regeneration Plan was structured under 7 main themes: • Communications. • Port and marina development. • Town Centre. • Business support. • Lifelong learning. • Tourism. • Communities.	
West Wales and the Valleys Convergence Programme 2007-2013	
Pembrokeshire forms a part of the West Wales and Valleys area, which is eligible to receive funding from the European Regional Development Fund and the European Social Fund through the Convergence Programme for the period 2007-2013.	
Objectives and requirements	Implications for the LDP
This funding is used to promote the economic development of the area, including that of Pembrokeshire. Priorities for the European Regional Development Fund are: • Knowledge based economy. • Improving business competitiveness. • Developing strategic infrastructure. • An attractive sustainable business environment. • Building sustainable communities. Priorities for the European Social Fund are: • supplying young people with skills for employment. • increasing employment and tackling economic activity. • improving skills levels and adaptability of the workforce. • modernising and improving public services.	The LDP should have regard to the programme. Affected issue: all

Climatic Factors

International/European	
The Kyoto Protocol on Climate Change (1997)	
This protocol came into effect on the 16th February 2005 and provides a framework for international action with binding targets and timetables for reducing greenhouse gas emissions, and with 150 countries having ratified it the Protocol represents a very important milestone in tackling climate change.	
Objectives and requirements	Implications for the LDP
The stabilisation of atmospheric concentrations of greenhouse gases at a level that would prevent dangerous anthropogenic interference with the climate system. The agreed level should be achieved within a time-frame sufficient to allow ecosystems to adapt naturally to climate change, to ensure that food production is not threatened and to enable economic development to proceed in a sustainable manner.	The LDP should promote methods of travel that curb increases in, reduce or avoid generation of greenhouse emissions. The Community Plan recognises climate change as one of the most significant drivers of future change for the County. Affected issues: climatic factors
United Nations Framework Convention on Climate Change (UNFCCC) (1994)	
The Convention on Climate Change sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It recognizes that the climate system is a shared resource whose stability can be affected by industrial and other emissions of carbon dioxide and other greenhouse gases. The Convention enjoys near universal membership, with 192 countries having ratified.	
Objectives and requirements	Implications for the LDP
Under the Convention, governments: gather and share information on greenhouse gas emissions, national policies and best practices	The LDP should support the UN Framework Convention on Climate Change.

• launch national strategies for addressing greenhouse gas emissions and adapting to expected impacts, including the provision of financial and technological support to developing countries • cooperate in preparing for adaptation to the impacts of climate change	
Gleneagles Dialogue and Plan of Action	
At the G8 summit held in Gleneagles in 2005, key world leaders agreed for the first time that human action was a contributing factor to climate change which required a rapid response. The Gleneagles Dialogue on Climate Change, Clean Energy and Sustainable Development was initiated at the summit. The Gleneagles dialogue created a forum for participating countries to work together on the shared challenges of addressing climate change, energy security and access to energy. The G8 Summit saw the launch of the Gleneagles Plan of Action.	
Objectives and requirements	Implications for the LDP
The Gleneagles Plan of Action aims to increase the speed with which greenhouse gas emissions are reduced and sets out a number of commitments including within the areas of energy use, surface transport and aviation, buildings, appliances and industry. The Action Plan aimed to take forward actions in the following key areas: • Transforming the way we use energy • Powering a cleaner future • Promoting research and development • Financing the transition to cleaner energy • Managing the impact of climate change • Tackling illegal logging	The LDP should support the Gleneagles Plan of Action by promoting more efficient modes of transportation and ensuring public awareness of the relationship between transport, energy, greenhouse emissions and climate change. The Community Plan recognises the importance of the issues highlighted in the Gleneagles dialogue e.g. aims to increase the number of environmental businesses. Affected issues: climatic factors
EU Sustainable Development Strategy (2006)	
This document sets out a single coherent strategy on how the EU will meet long-standing commitments to sustainable development. This document presents a renewed version of the 2001 EU Sustainable Development Strategy (SDS). The aim of the SDS is to identify and develop actions to enable the EU to achieve continuous improvement of quality of life both for current and for future generations, through the creation of	

sustainable communities able to manage and use resources efficiently and to tap the ecological and social innovation potential of the economy, ensuring prosperity, environmental protection and social cohesion.	
Objectives and requirements	Implications for the LDP
The key objectives of the strategy are: • Environmental protection; • Social equity and cohesion; • Economic prosperity; and • Meeting our international responsibilities. The guiding principles are: • Promotion and protection of fundamental rights; • Solidarity within and between generations; • Open and democratic society; • Involvement of citizens; • Involvement of businesses and social partners; • Policy coherence and governance; • Policy integration; • Use best available knowledge; • Precautionary principle; and • Making polluters pay.	To help fulfil this strategy the LDP should aim to promote sustainable development wherever possible. Sustainability is a cross cutting theme for the Community Plan. Affected issues: all
EU Second European Climate Change Programme – ECCP II (2005)	
The European Climate Change Programme is the Commission's main instrument to discuss and prepare the further development of the EU's climate policy. The Commission plans to run this Programme in close cooperation with a wide range of stakeholders. ECCP II will explore further cost-effective options for reducing greenhouse gas emissions.	
Objectives and requirements	Implications for the LDP
Selected policies and measures:	The LDP should focus on mitigation and

▪ Emissions trading scheme to limit CO2 emissions; ▪ Monitoring and reporting greenhouse gas emissions; ▪ Promotion of bio-fuels for transport; ▪ Promoting use of biomass in heating, electricity and transport sectors; ▪ Enhancing energy efficiency, including motor-driven systems; ▪ Promoting green public procurement; ▪ Shifting the balance between transport modes from road to rail & water; ▪ Charging heavy duty vehicles for using road infrastructure; ▪ Minimum taxation of mineral oils, coal, natural gas and electricity; ▪ Phasing out HFC-134a in car air conditioning systems; ▪ Promoting integrated management of urban transport; and ▪ Integration of climate change into EU Structural and Cohesion Funds.	adaptation to climate change. The effects of bio-fuels on biodiversity, agricultural land and food should be considered. Affected issues: climatic factors
EU Directive for the promotion of bio-fuels for transport (2003/30/EC)	
The Directive aims to promote the use of bio-fuels or other renewable fuels for transport purposes.	
Objectives and requirements	Implications for the LDP
Member states should aim to provide 2% of all petrol in the form of bio-fuels by 2005, increasing to 5.75% by 2010.	The LDP should consider the role of bio-fuels in the transport industry and consider promoting bio-fuels in public transport. The effects of bio-fuels on biodiversity, agricultural land and food should also be considered. Affected issues: climatic factors
EU Emissions Trading scheme (2005)	
In January 2005 the European Union Greenhouse Gas Emission Trading Scheme (EU ETS) commenced operation as the largest multi-	

country, multi-sector greenhouse gas emission trading scheme world-wide. The scheme is based on Directive 2003/87/EC, which entered into force on 25 October 2003. It aims to reduce greenhouse gas emissions in a cost-effective manner by applying economic principles. The ETS is initially due to run in two phases, 2005-07 and 2008-12, with the Government's intention being that aviation joins in the second phase.	
Objectives and requirements	Implications for the LDP
To reduce emissions to a nationally agreed cap.	The LDP should contribute to reducing greenhouse gas emissions in Wales. Affected issues: climatic factors
Agenda 21 (1992)	
Agenda 21 is a programme run by the United Nations (UN) related to sustainable development. It is a comprehensive blueprint of action to be taken globally, nationally and locally by organisations of the UN, governments, and major groups in every area in which humans impact on the environment.	
Objectives and requirements	Implications for the LDP
The programme describes social and economic dimensions, conservation and management of resources; the role of major groups – the importance of their commitment and involvement; and the means of implementing this programme.	The LDP should have regard to sustainable development. Sustainability is a cross cutting theme for the Community Plan.
UK/National	
Our Energy Future - Creating a Low Carbon Economy' - UK white paper on energy (2003)	
The white paper defines a long-term strategic vision for energy policy combining our environmental, security of supply, competitiveness and social goals. The implementation of the White Paper is being taken forward via the Sustainable Energy Policy Network (SEPN).	
Objectives and requirements	Implications for the LDP
To put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to	The LDP should aim to reduce the contribution

global warming - by some 60% by about 2050 with real progress by 2020.	of Wales to climate change by reducing greenhouse gas emissions and thereby contributing to meet the UK CO₂ reduction target. Initial work on the Community Plan has highlighted the potential role that the Haven area has as an energy hub, including renewable energy. Affected issue: climatic factors
The Energy Challenge: Energy Review (2006)	
The Government's report on the Energy Review aims to put us in a position to meet the two major long-term challenges in UK energy policy namely, tackling climate change by reducing carbon dioxide emission, and delivering secure, clean energy at affordable prices, as we move to increasing dependence on imported energy.	
Objectives and requirements	Implications for the LDP
A package of proposals was announced in the Energy Review document to help address these challenges, and work on them is now underway. The process includes extensive public consultations which will be part of the process of meeting goals of reducing carbon emissions and a secure energy supply.	The LDP should aim to reduce the contribution to climate change. See 'Our Energy Future' comment on the Community Plan.
The Future of Transport (2004) – UK white paper on transport	
Sets out a long term strategy for a modern, efficient and sustainable transport system over the next 15 years.	
Objectives and requirements	Implications for the LDP
To ensure that transport makes its full contribution to reducing CO ₂ emissions cost effectively.	The strategy should aim to minimise CO ₂ and other greenhouse gas emissions and promote more environmentally friendly travel choices.

	Affected issue: climatic factors
Climate Change: The UK Programme (2001)	
The UK's climate change programme sets out the Government's and the devolved administrations' approaches to the challenge of climate change. It explains why the climate is changing and what its effects might be. Moreover, it explains the new measures the Government and the devolved administrations are introducing to reduce emissions further and achieve the UK's climate change targets and how climate change is expected to affect the UK, how the UK might need to adapt, and the action the Government and the devolved administrations have started to take to prepare for this.	
Objectives and requirements	Implications for the LDP
• The UK's target under the Kyoto Protocol to reduce its greenhouse gas emissions is 12.5% below 1990 levels by 2008-2012; • The domestic goal is a 20% reduction in carbon dioxide emissions below 1990 levels by 2010; and • In the long term, UK carbon dioxide emissions should be cut by 60% by 2050.	The LDP should aim to reduce the contribution of Wales to climate change by reducing greenhouse gas emissions and thereby contributing to meet the UK CO₂ reduction target. See 'Our Energy Future' comment on the Community Plan. Affected issue: climatic factors
Stern Review on the Economics of Climate Change	
Advanced to Chancellor of the Exchequer in July 05 and was intended to provide a report to the Prime Minister by the Autumn 06 addressing the following: • Economics of moving towards a low carbon global economy, focussing on medium to long term perspective • Drawing implications for the time scales for action and choice of policies and institutions • Potential of different approaches for adaptation to changes in the climate • Specific lessons for the UK – in context of its existing climate change goals	

Objectives and requirements	Implications for the LDP
The review has drawn the following conclusions: • Benefits of strong, early action far outweigh the economic costs of not reacting • Climate change could have very serious effects on economic growth and development • There is still time to avoid the worst impacts of climate change, if we act now • The costs of stabilising the climate are significant but manageable, delay would be much more costly • Actions is needed across all countries, it need not cap the aspirations of growth of rich or poor countries • A range of options exist to cut emissions; strong, deliberate policy action is required to motivate their take up	The Pembrokeshire LDP should incorporate existing measures to reduce its CO₂ emissions and manage climate change in order to contribute to local, regional, national and European targets. See 'Our Energy Future' comment on the Community Plan. Affected issues: Air quality and climatic factors
Climate Change – The UK Programme: Tomorrow's Climate Today's Challenge (DEFRA 2006)	
The UK's climate change programme sets out the Government's and the devolved administrations' approaches to the challenge of climate change. The programme sets out the Government's commitments both at international and domestic levels to meet the challenge of climate change. It also sets out their approach to strengthening the role that individuals can play. Also it outlines how it will encourage individuals as citizens, consumers, motorists and business people to take the action needed to help meet the goals.	
Objectives and requirements	Implications for the LDP
The devolved administrations are committed to making an equitable contribution to efforts aimed at meeting the UK's Kyoto target, moving towards the UK's national goal of 20% below 1990 levels by 2010 and putting the UK on a path towards a 60 per cent reduction in carbon dioxide emissions by 2050.	The LDP should aim to promote more energy conservation, higher energy efficiency and renewable energy sources. See 'Our Energy Future' comment on the Community Plan. Affected issues: climatic factors

Wales Changing Climate, Challenging Choices: The impacts of climate change in Wales from 2000 to 2080	
This report describes a scoping study of the possible impacts on Wales of climate change over the next 100 years. It combines consideration of the probable change in climate, expert opinion on the consequences of the changes in climate, and the results of interviews with nearly 70 stakeholders from many Welsh institutions and economic sectors.	
Objectives and requirements	Implications for the LDP
The paper recommends the following policies are needed to help adaptation to climate change: • The Assembly need to ensure climate change is considered as a component of sustainability; • The Assembly need to develop economically viable strategies which recognise the interactions between climate change, agriculture, conservation and water resources; • The Assembly need to take account of the potential impacts of climate change in revising planning guidance, particularly in areas susceptible to flooding; • Regulators need to ensure that the water and power utilities place sufficient emphasis on measures to assist adaptation to climate change; • Government needs to clarify the responsibilities for flood defence which are distributed between a range of bodies; • The Assembly and Welsh organisations need to ensure that Welsh issues are fully incorporated into UK wide research on climate change impacts; • Organisations need to consider how corporate strategic plans should be informed by a wider range of issues than currently, due to the high degree of interaction between sectors which climate change will highlight; and • Business needs to consider the opportunities as well as the threats offered by climate change.	The LDP should aim to promote more energy conservation, higher energy efficiency and renewable energy sources. See 'Our Energy Future' comment on the Community Plan. Affected issues: climatic factors
Climate Change Wales – Learning to Live Differently	
This document summarises the potential impact of climate change for the people of Wales, identifies areas where adaptation is likely to be	

required, and indicates those areas where the Assembly will be looking to reduce greenhouse gas emissions in Wales in partnership with others.	
Objectives and requirements	Implications for the LDP
The National Assembly for Wales is committed to playing its part in developing and delivering a climate change programme which meets the requirements of the Kyoto Protocol and moves the UK as a whole toward its domestic goal of a 20% reduction in carbon dioxide emissions by 2010.	The LDP should aim to promote more energy conservation, higher energy efficiency and renewable energy sources. Initial work on the Community Plan has highlighted the need to develop actions to adapt and mitigate to climate change. Affected issues: climatic factors
Climate Change Strategy for Wales (2010)	
The strategy includes targets to achieve annual carbon reduction-equivalent emissions reductions of 3% per year by 2011 in areas of devolved competence. Specific sectoral targets in relation to transport, residential, business, agriculture and land use, public, and waste sectors will be set. On a sector-by-sector basis the strategy identifies current trends, opportunities for cuts in emissions and a vision for each sector. These are intended to provide a focus for action, in order for the WG's target outcomes to be achieved.	
Objectives and requirements	Implications for the LDP
All parts of public sector in Wales to work towards 3% annual reductions in the greenhouse gas emissions for which they are responsible. Emission reductions of at least 40% by 2020 Appropriate adaptation to climate change across all sectors	The LDP should aim to promote more energy conservation, higher energy efficiency and renewable energy sources. Initial work on the Community Plan has highlighted the need to develop actions to adapt and mitigate to climate change. Affected issues: climatic factors

Smarter Choices – Changing the Way We Travel (July 2004)	
This report, published by the Department of Transport, provides case studies on various initiatives described as 'soft' transport policy, which typically aim to help people reduce their car use and enhance the attractiveness of alternatives. The overarching aim is to reduce the impact of transport on climate change.	
Objectives and requirements	Implications for the LDP
Policy measures to contribute to “Smarter Choices” include: • Workplace and school travel plans; • Personalised travel planning, travel awareness campaigns, and public transport information and marketing; • Car clubs and car sharing schemes; • Teleworking, teleconferencing and home shopping.	Objectives and measures set out in the LDP should consider “soft” transport policy options put forward in Smarter Choices to reduce the impact of transport on climactic factors. The Regional Transport Plan, which will feed into the Community Plan, recognises the need for modal shift. Affected issues: climactic factors

Air Quality

International/European	
EU Directive on Ambient Air Quality and Management (1996/62/EC)	
Introduces new air quality standards for previously unregulated pollutants, setting the timetable for the development of daughter directives on a range of pollutants. The list of atmospheric pollutants to be considered includes sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone – pollutants governed by already existing ambient air quality objectives- and benzene, carbon monoxide, poly-aromatic hydrocarbons, cadmium, arsenic, nickel and mercury.	
Objectives and requirements	Implications for the LDP
Establishes mandatory standards for air quality and sets limits and guide values for sulphur and nitrogen dioxide, suspended particulates and lead in air.	The LDP should contribute to ensuring standards for ambient air quality is not exceeded. The Community Plan contains targets for air quality. Affected issues: air quality
UK/National	
UK Air Quality Strategy (2003)	
This Strategy describes the plans drawn up by the Government and the devolved administrations to improve and protect ambient air quality in the UK in the medium-term. The plan sets a number of air quality objectives for pollutants including sulphur dioxide, nitrogen dioxide, particulate matter, lead and ozone.	
Objectives and requirements	Implications for the LDP
Some of the purposes of the air quality strategy are to: To provide the best practicable protection to human health by setting health	Objectives and measures set out in the LDP should aim to contribute to the achievement of

based objectives for eight main air pollutants (objectives are maximum recommended exposure levels); and • To contribute to the protection of the natural environment by setting objectives for two pollutants (nitrogen and sulphur dioxide) for the protection of vegetation and ecosystems.	the objectives set out in the UK Air Quality Strategy. The Community Plan contains targets for air quality. Affected issues: air quality and human health
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – A Consultation Document (2006)	
This consultation document seeks views on a number of additional policy measures to further improve air quality.	
Objectives and requirements	Implications for the LDP
Proposed changes to the strategy objectives include: • Improved protection for SSSIs and other designated sites by strengthening the application of the current ecosystem and vegetation objectives; and • New objectives for controlling particulate matter, in particular fine particles (known as PM2.5).	Objectives and measures set out in the LDP should aim to contribute to the achievement of the proposed new strategy. The Community Plan contains targets for air quality. Affected issues: air quality and human health

Material Assets

International/European	
EU Environmental Liability Directive 2004/35/CE (Directive of the European Parliament and of the Council of 21 April 2004 on "environmental liability with regard to the prevention and remedying of environmental damage")	
The Environmental Liability Directive came into force in April 2004. It is aimed at preventing environmental damage by forcing industrial polluters ("operators") to pay prevention and remediation costs. The Directive aims to establish a framework that would prevent "significant environmental damage" or rectify damage after it has occurred. Member states have until 30th April 2007 to incorporate the Directive's provisions into national law.	
Objectives and requirements	Implications for the LDP
Operators carrying out "hazardous" activities will be held strictly liable (i.e. no need to show fault or negligence) for preventing or restoring any damage caused by those activities to land, water and protected habitats and species. In addition, operators carrying out other, less harmful, activities will be held liable when damage to protected habitats and species has been caused by their fault or negligence.	The LDP should seek to avoid contamination of land, and consider remediation of contaminated land where appropriate. The Community Plan has an aim of encouraging restoration and/or re-use of contaminated sites. Affected issues: soil, water and biodiversity
EC Framework Directive for Waste 1975/442/EEC (as amended by EC Directives 1991/156/EEC and 1991/692/EEC)	
The Waste Framework Directive requires Member States of the EU to establish both a network of disposal facilities and competent authorities with responsibility for issuing waste management authorisations and licenses. Member States may also introduce regulations which specify which waste recovery operations and businesses are exempt from the licensing regimes and the conditions for those exemptions. An important objective of the Directive is to ensure the recovery of waste or its disposal without endangering human health and the environment. Greater emphasis is also placed on the prevention, reduction, re-use and recycling of waste.	

Objectives and requirements	Implications for the LDP
Article 4: Member States shall take the necessary measures to ensure that waste is recovered or disposed of without endangering human health and without using processes or methods which could harm the environment, and in particular: • Without risk to water, air, soil and plants and animals; • Without causing a nuisance through noise or odours; and • Without adversely affecting the countryside or places of special interest.	The LDP should aim to consider the Directive. Affected issues: air quality, water, human health, material assets
Waste Framework Directive (Directive 2006/12/EC)	
This directive is primarily aimed at the protection of human health and the environment against harmful effects of collection, transport, treatment, storage and tipping of waste. Other actions include: • Common Terminology and definitions of waste • Effective and consistent rules on disposal and recovery • Reducing waste movement • Inspections throughout different stages of waste management • Polluter pays principle	The Pembrokeshire LDP should take into account the directive when considering its waste management policies and strategies. Affected issues: air quality, water, human health, material assets
EC Landfill Directive 1999/31/EC Revised Waste Framework Directive & Targets - UPDATE	
The Directive aims at reducing the amount of waste landfilled, to promote recycling and recovery and to establish high standards of landfill practice across the EU and, through the harmonisation of standards, to prevent the shipping of waste from one Country to another. The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the land-filling of waste, by introducing stringent technical requirements for waste and landfills. The Directive also intends to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health. It defines the different categories of waste (municipal waste, hazardous waste, non-hazardous waste	

and inert waste) and applies to all landfills, defined as waste disposal sites for the deposit of waste onto or into land.	
Objectives and requirements	Implications for the LDP
Reduction of the amount of biodegradable municipal waste sent to landfill to 75% of the total generated in 1995 by 2006, 50% by 2009 and 35% by 2016. Revised targets will be produced in the update.	The LDP should take into account the reduction targets, in particular when considering the management of biodegradable municipal waste (BMW). The SA of the LDP should include objectives on reduction of BMW sent to landfill. The Community Plan recognises the need to reduce the amount of bio-degradable waste going to landfill. Affected issues: material assets
EU Directive to promote Electricity from Renewable Energy (2001/77/EEC)	
The Renewables Directive aims to promote a substantial increase in the proportion of electricity generated from renewable energy sources across the European Union by 2010. Individual Member States have all been required to take appropriate steps to encourage greater consumption of electricity from renewables, in order that the overall EU target. These national indicative targets should also be consistent with any national commitment made as part of the climate change commitments accepted by the Community under the Kyoto Protocol. Where they use waste as an energy source, Member States must comply with current Community legislation on waste management.	
Objectives and requirements	Implications for the LDP
National targets on use of electricity from renewable sources should be consistent with the indicative target of 12% of gross domestic energy consumption (22.1% of electricity) by 2010. Members States are required to implement a scheme for the guarantee of origin of electricity from renewable sources (REGOs).	The LDP and other plans should take into account the targets on electricity from renewable resources in particular where considering the development of necessary infrastructure. The SA should include objectives on production/use of electricity from renewable resources taken from regional or local targets.

	Affected issues: climatic factors
UK/National	
Renewable Energy Route Map for Wales - consultation on way forward for a leaner, greener and cleaner Wales (2008)	
In the One Wales document, the Welsh Assembly Government sets out its strong commitment to tackling climate change, including actions on diversified renewable energy generation. The Renewable Energy Route Map for Wales is the first strategic step to fulfilling our commitment. The map sets out specific actions on how the WG can meet the renewable electricity self-sufficiency objective, how biomass resources could be used for significant renewable heat production, and how WG can support challenging energy efficiency and small-scale micro-generation ambitions.	
Objectives and requirements	Implications for the LDP
The Route Map is divided into three parts and summarises possible actions for power and heat: Renewable energy technologies: • Marine (tides and waves) • Wind (onshore and offshore) • Biomass • Energy from waste • Hydropower. Energy efficiency: • Improve energy efficiency (new buildings zero carbon by 2011) • Micro generation • Large scale distributed generation. Planning consents (wind development in urban and brownfield sites), electricity grid infrastructure developments and research and development.	The LDP should take into account the Renewable Energy Route Map for Wales following the consultation outcome. Initial work on the Community Plan has highlighted the potential role that the Haven area has as an energy hub, including renewable energy.

Starting To Live Differently - The Sustainable Development Scheme of the National Assembly for Wales Sustainable Development Action Plan 2004-2007 Wales: A Better Country	
Under Section 121 of the Government of Wales Act 1998, Wales has a binding legal commitment to the pursuit of sustainable development. Starting to Live Differently sets out the overarching framework for all the work that the Assembly does and sets out the vision of a sustainable future for all of Wales where action for social, economic and environmental improvement work together to create positive change. The Scheme works in conjunction with the other following key documents of the Welsh Assembly Government to deliver change: • Sustainable Development Action Plan 2004-2007 which identifies the major long term strategic challenges for Wales in delivering the vision of a sustainable Wales and identifies the key actions that need to be taken in the short, medium and longer term; • Wales: A Better Country 2003 which sets out the Welsh Assembly Government's political priorities against the vision of a sustainable Wales, for the next four years	
Objectives and requirements	Implications for the LDP
Within the Sustainable Development Scheme and its associated strategies the National Assembly has the following objectives and requirements: • putting people and their quality of life, at the centre of its concern; • public participation; • long-term planning which recognises future challenges and opportunities e.g. climate change to safeguard the interests of this and future generations; • using scientific knowledge to aid decision-making; • taking account of the full range of costs and benefits when making plans and decisions, including those which cannot easily be valued in money terms, and taking account of timing, risks and uncertainties; • respecting environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged: this implies, for instance, contributing to protection of the planet's climate; protecting and enhancing biodiversity; minimising	To support the National Assembly's vision for a sustainable Wales the LDP should promote energy and resource efficiency, minimise environmental impacts and consider long-term issues including future generations and climate change. Sustainability is a cross cutting theme in the Community Plan. Affected issues: Climactic factors, material assets, water, biodiversity, human health.

harmful emissions; and promoting sustainable use of natural resources; • applying the precautionary principle; • preventing pollution as far as possible, and making the polluter pay for the damage done by pollution, and more generally trying to ensure that costs are met by those whose actions incur them.	
Wise about waste – The National Waste Strategy for Wales (2002) Waste Strategy 2009 – 2050: Towards Zero Waste	
This document sets out the way Wales will deal with its waste in the next 10 years. It aims to move Wales away from an over-reliance on landfill to a more sustainable way of waste management. This will be achieved by adopting a sustainable, integrated approach to waste production by minimising waste production, reducing its environmental impacts and maximises the use of unavoidable waste as a resource. The updated strategy for 2009-2050 (yet to be published) is expected to adopt more ambitious long-term targets for waste management and resource efficiency. The strategy aims to reduce to an absolute minimum how much waste is produced in Wales, by better design of products and increasing the reuse and recycling of goods as much as possible. The Waste Strategy 2009-2050 will include a supplementary Plan relating to Municipal Waste. This plan, published for consultation in 2010, focuses on the waste produced by households and collected by Local Authorities. This Plan will also include specific targets for the reduction of waste.	
Objectives and requirements	Implications for the LDP
• To re-use and recycle at 85% of construction and demolition waste by 2010; and • To reduce the amount of hazardous waste generated by at least 20% by 2010.	The LDP should aim to increase resource efficiency and reduce waste generation. Affected issue: material assets
TAN 8 – Renewable Energy (2005)	
This TAN relates to the land use planning considerations of renewable energy; however UK and national energy policy provide its context.	

Energy policy is a reserved function that is not devolved to the Assembly Government. Nevertheless, all decisions relating to renewable energy in Wales must take account of the Assembly Government's policy.	
Objectives and requirements	Implications for the LDP
1.4. UK energy policy has an established target of producing 10% of electricity production from renewable energy sources by 2010. For Wales, the Assembly Government set a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. 1.5. Delivering these targets through the planning system is therefore at the core of this TAN. 1.6 As well as developing new sources of renewable energy which are essential to meeting the targets set by energy policy, the Assembly Government is fully committed to promoting energy efficiency and energy conservation.	The LDP should aim to contribute to the wider policy aims of promoting renewable energy related technologies. Affected issues: climatic factors, landscape, material assets
TAN 12 – Design (2009)	
The Welsh Assembly Government is committed to achieving good design in all development at every scale throughout Wales. This Technical Advice Note gives more detailed advice on how this may be facilitated within the planning system. The design of development in the environment is significant to the quality of our lives and is a major factor in sustaining a positive image for Wales. Good design has the potential to assist environmental sustainability, economic growth, and social inclusion.	
Objectives and requirements	Implications for the LDP
- To make best use of natural resources, incorporate sustainable energy use, waste control measures and provide the means for effective long-term maintenance, efficient operation and management; - To sustain and enhance character in townscape and landscape by responding to locally distinctive patterns; - To assess how the layout of infrastructure can contribute to the promotion of walking, cycling and public transport;	The LDP should avoid/reduce/mitigate adverse impacts on landscape character and cultural heritage. The LDP should promote accessible, good design that reduces the need for transport and is distinctive and well landscaped and good for

• To ensure that the design of infrastructure avoids severance and fragmentation of communities; • To give particular attention to the needs of people with disabilities, children and elderly people in addressing transport and movement issues; • To achieve sustainable design solutions which maximise the natural landscape assets and minimise environmental impact on the landscape; • To contribute to conserving and enhancing wildlife; and • To sustain local character in areas recognised for their landscape, townscape or historic value.	wildlife. Affected issues: biodiversity, climatic factors, air quality, cultural heritage, material assets, landscape
TAN 19 - Telecommunications (2002)	
This advice takes account of the growth of the telecommunications industry and technology, of the new social and economic demands for communications, and of the Welsh Assembly Government's (the Assembly Government's) environmental policies.	
Objectives and requirements	Implications for the LDP
The nature of some telecommunications development may in some cases bring it into apparent conflict with established local and national planning policies. All telecommunications development is subject to the normal statutory procedures for listed building consent. It is a statutory requirement that applications for prior approval or planning permission for development which involves the construction/installation of one or more antennas need to be accompanied by a declaration that the equipment and installation, when constructed or installed, will operate in full compliance with ICNIRP guidelines.	The LDP should balance the need for telecommunication developments with their social and environmental implications. Affected issues: Visual impacts, landscape character, economy
TAN 21 - Waste (2001)	
This guidance note provides advice about how the land use planning system should contribute to sustainable waste resource management. With its commitments to sustainable development, the Assembly has a desire to address waste issues and develop sustainable methods of waste resource management.	

Objectives and requirements	Implications for the LDP
10.1 Construction and demolition waste: The re-use and recycling of construction and demolition waste not only implements the objective of minimising waste but reduces the demand for primary resources, the extraction of which incurs environmental costs.	The LDP should aim to contribute to reducing, re-using and recycling waste. Affected issue: material assets
Mineral Planning Policy Wales (2001)	
Mineral Planning Policy Wales sets out the land use planning policy guidance of WG in relation to mineral extraction and related development in Wales, which includes all minerals and substances in, on or under land, extracted either by underground or surface working. Policy guidance for marine aggregates is not included in this minerals planning policy guidance.	
Objectives and requirements	Implications for the LDP
The overriding objective is to provide a sustainable pattern of mineral extraction by adhering to 5 key principles, which authorities must take into account in development control and when formulating unitary development plan policies. These are: A. To provide positively for the working of mineral resources to meet society's needs through, as far as practicable, the identification of areas for future working where this can be undertaken in a sustainable way; and to safeguard deposits of minerals from permanent development that would prevent or hinder their subsequent extraction for future generations. B. To protect areas of importance to the natural and built heritage from inappropriate mineral development. C. To reduce the impact of mineral extraction and related operations during the period of working by, for example, ensuring sensitive working practices and improved operating standards.	The LDP should aim to contribute to the policy aims of sustainable mineral extraction and use. Affected issues: biodiversity, cultural heritage, landscape, soil, economy, geological heritage

D. To achieve a high standard of restoration and aftercare, and provide for beneficial after-uses when mineral working has ceased. E. To encourage the efficient use of minerals by promoting the appropriate use of high quality materials and by minimising the production of waste by maximising the potential for re-use and recycling where environmentally acceptable.	
Minerals Technical Advice Note (MTAN) 1 - Aggregates (2004)	
This Minerals Technical Advice Note (Wales) sets out detailed advice on the mechanisms for delivering the policy for aggregates extraction by mineral planning authorities and the aggregates industry. The overarching objective in planning for aggregates provision is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.	
Objectives and requirements	Implications for the LDP
A. To provide aggregate resources in a sustainable way to meet society's needs for construction materials in line with the following objectives: • maximising the use of secondary and recycled materials and mineral waste where practicable; • ensuring planning permissions for future primary extraction are essential and properly planned for in accord with the Regional Technical Statement; • eliminating over the next 5 years any likelihood of future primary aggregate extraction at historically obsolete and long dormant sites. B. To prevent unacceptable aggregates extraction from areas of acknowledged landscape, cultural, nature and geological conservation and hydrological importance. C. To reduce the impact of aggregates production. D. To achieve a high standard of restoration and aftercare, and provide for a beneficial after-	The LDP should aim to contribute to maximise the use of secondary and recycled materials by setting appropriate objectives and measures (e.g. by mandatory use of at certain amount of recycled/secondary materials in maintenance and construction projects). Affected issue: material assets

use. E. To encourage the efficient use of minerals and maximising the potential use of alternative materials as aggregates.	
Regional/Local	
Minerals Regional Technical Statement (October 2008)	
Required as result of MTAN 1, the RTS will provide a strategic basis for LDPs in the region in line with objectives.	
Objectives and requirements	Implications for the LDP
• Maximise the use of secondary and recycled materials and mineral wastes. • Safeguard land-based minerals which may be needed in the long term. • Acknowledge that where the principles of sustainable development can be achieved, the extension of existing aggregate quarries is likely to be appropriate. • Where there is a need for new areas of aggregates supply, these should come from locations of low environmental constraint and take into account transport implications. • Maintain supply of marine aggregate consistent with the requirements of the Interim Marine Aggregates Dredging Policy (IMADP).	The LDP should aim to meet the County's need for minerals without damage to the environment. Affected issue: material assets
South West Wales Regional Waste Plan (2003)	
South West Wales Regional Waste Plan 1st Review (November 2008)	
This plan sets out considerations for the future management of waste in the area, including the reduction of waste and more sustainable waste management, and meeting European and UK waste management obligations and targets. The plan follows the main principles of regional self sufficiency, the proximity principle, the waste hierarchy (reduce, re-use, recycle/compost, recovery, disposal), and sustainability. The first Regional Waste Plan (RWP) for South West Wales (November 2003) set out the Regional Waste Strategy. The RWP allocated the required capacity for each waste management / resource facility type to each local authority area with the purpose that provision is made for	

meeting those capacity requirements in Development Plans. The RWP also provided a guide to the locational requirements of each facility type to assist Local Planning Authorities (LPAs) with site selection.

The 1st Review of the Regional Waste will provide a land-use planning framework for the sustainable management of wastes and recovery of resources in South West Wales. The Vision for the Regional Waste Plan 1st Review is: To provide a land use planning framework for the sustainable management of wastes and recovery of resources in South West Wales, with the following aims:

Aim A: To minimise adverse impacts on the environment and human health.

Aim B: To minimise adverse social and economic impacts and maximise social and economic opportunities

Aim C: To meet the needs of communities and businesses.

Aim D: To accord with the legislative requirements, targets, principles and policies set by the European and national policy framework.

Objectives and requirements	Implications for the LDP
The aims of the Regional Waste Plan (2003) were to: • Aim to achieve the 2020 Landfill Directive targets by 2013; • Achieve this principally through maximising recycling and composting; • Deal with residual waste by Mechanical Biological Treatment (including an element of energy from waste or landfill); • Send the residual waste from this process to landfill; • Limit the amount of waste going to landfill to that which cannot be dealt with acceptably in any other way; and • The Strategic Waste Management Options were developed on the basis of choices at three levels (a decision being made at each tier before moving on to the next choice). One of the aims of the Regional Waste Plan is to provide a land use-planning framework to enable individual authorities in the region to allocate sites in their development plans for new waste management facilities. The objectives for the 1st Review are: Environmental and Health Objectives (Aim A) Objective 1: To ensure prudent use of land and other resources.	It is important that the LDP takes into account the future waste management needs of the wider South West Wales region in accordance with the Regional Waste Plan. This is in order to ensure that there is sufficient suitable land available for the development of facilities that will support more sustainable management facilities, such as compost sites and materials recycling. The LDP should show a good understanding of these requirements, and ideally could identify suitable sites or areas through allocations in the plan. This will enable stakeholders, including the public, to better comment on any proposals at a strategic level. The Community Plan contains an aim to ensure that there is an appropriate and sustainable balance between the exploitation of mineral

Objective 2: To reduce greenhouse gas emissions. Objective 3: To minimise adverse impacts on air quality and public health. Objective 4: To conserve landscapes and townscapes. Objective 5: To protect local amenity. Objective 6: To minimise adverse effects on water quality. Objective 7: Avoid increasing flood risk. Objective 8: To protect biodiversity. Socio-Economic Objectives (Aim B) Objective 9: To minimise local transport impacts. Objective 10: To provide employment opportunities. Objective 11: To provide opportunities for public involvement and education. Waste Management Service Delivery Objectives (Aim C) Objective 12: To minimise the costs of waste management. Objective 13: To ensure reliability of delivery of waste management services. Policy Framework Objectives (Aim D) Objective 14: To conform to waste policy – European, UK and Welsh waste management / resource recovery targets, principles and policies.	resources to meet regional needs and the protection of the environment. Affected issues: all
Pembrokeshire County Council Municipal Waste Strategy (2004) (to be revised)	
The development of a Municipal Waste Management Strategy, in line with the requirements of the Welsh Assembly Government, provides the basis for establishing how the Council will meet the various waste reductions and recycling targets established in national policy documents. This Municipal Waste Management Strategy for Pembrokeshire considers the current situation of waste management in the Authority. It outlines how much waste is being produced and how the Council intends to reduce and recycle it. The strategy provides details of the waste reduction and recycling targets and what measures will be taken to achieve them. The strategy also explains how the Council will combat litter and address other related environmental issues. Waste minimisation is central to reducing the amount of waste produced in Pembrokeshire, and this will be a priority for the Council over the next few years.	
Objectives and requirements	Implications for the LDP
The strategy focuses on meeting specific targets set over the next 15 years, including: • Waste minimisation • Introduction and development of kerbside collection schemes	The LDP should include policy that protects the environment and communities from adverse effects of pollution and which guide the disposal

• Improve civic amenity and recycling centre provisions • Enhance network of bring sites • Maintain and where appropriate expand partnerships with community groups • Development of in-county composting facilities for green waste • Develop infrastructure for In-vessel composting of kerbside collected kitchen derived organic wastes • Development of Materials Recycling Facility (MRF) infrastructure and services markets for reuse and reprocessing of materials • Identifying appropriate waste handling and treatment infrastructure for residual waste (i.e. materials that are not segregated for recycling and composting).	of waste to be sustainable. The Community Plan recognises the need to reduce the amount of bio-degradable waste going to landfill. Affected issues: material assets

Water, including Quality, Quantity and Flood Risk

International/European	
EU Directive Establishing a Framework for the Community Action in the Field of Water Policy (2000/60/EC) – The Water Framework Directive	
Requires all Member States to achieve 'good ecological status' of inland water bodies by 2015, and limits the quantity of groundwater abstraction to that portion of overall recharge not needed by ecology.	
Objectives and requirements	Implications for the LDP
The Water Framework Directive will require all in land and coastal waters to achieve 'good ecological status' by 2015. It will do this by establishing a river basin district structure within which demanding environmental objectives will be set, including ecological targets for surface waters.	The LDP should aim to contribute to the objectives of the Water Framework Directive by minimising negative impacts of development on water resources. Affected issue: water
EU Nitrates Directive (91/676/EEC)	
The Directive addresses water pollution by nitrates from agriculture. It seeks to reduce or prevent the pollution of water caused by the application and storage of inorganic fertiliser and manure on farmland. It is designed both to safeguard drinking water supplies and to prevent wider ecological damage in the form of the eutrophication of freshwater and marine waters generally.	

Objectives and requirements	Implications for the LDP
Every four years Member States shall report on polluted or likely to be polluted waters and designed vulnerable zones, and measures and actions taken to reduce the pollution from nitrates. Polluted waters are: • Surface freshwaters, in particular those used or intended for the abstraction of drinking water, that contain or could contain, than the concentration of nitrates laid down in accordance with Directive 75/440/EEC; • Groundwaters containing or that could contain more than 50 mg/l nitrates; and • Natural freshwater lakes, other freshwater bodies, estuaries, coastal waters and marine waters found or likely to be eutrophic.	The LDP cannot influence nitrate pollution. The SA should include objectives on water quality. Affected issues: water, biodiversity
EU Bathing Water Directive 76/160/EEC Revised Bathing Water Directive 2006/7/EC	
The objective of the Bathing Water Directive is to protect public health and the environment from faecal pollution at bathing waters. A revised Bathing Water Directive (2006/7/EC) came into force on 24 March 2006 and must be transposed into UK law within two years of this date. Key changes include a tightening of water quality standards and a requirement to provide information about bathing waters to the public.	
Objectives and requirements	Implications for the LDP
The Directive requires Member States to identify popular bathing areas and monitor the bathing waters for indicators of microbiological pollution throughout the bathing season which runs from May to September. The revised Directive has updated the way in which water quality is measured, focusing on fewer microbiological indicators, and setting different standards for inland and coastal bathing sites. The revised Directive should be fully operational by 2015.	While there are no designated bathing waters in the LDP area. The plan should aim to contribute to the protection and enhancement of water quality. The Community Plan has targets for bathing water quality. Affected issue: water
EU Freshwater Fish Directive 78/659/EEC	

The Freshwater Fish Directive seeks to protect freshwater bodies identified by member states as water suitable for sustaining fish populations. It requires that certain designated stretches of water (rivers, lakes or reservoirs) meet quality standards that should enable fish to live or breed in the designated water, although this will also depend on physical conditions.	
Objectives and requirements	Implications for the LDP
The Directive identifies two categories of water; those suitable for: • Salmonid fish (salmon and trout) - these are generally fast flowing stretches of river that have a high oxygen content and a low level of nutrients; and • Cyprinid fish (coarse fish - carp, tench, barbel, rudd, roach) - these are slower flowing waters, that often flow through lowlands. The Directive sets different standards for salmonid and cyprinid waters.	The LDP should minimise run off to rivers and ensure that development connects to the public sewerage network where possible. Affected issues: water and flood risk, biodiversity
UK/National	
UK Marine Bill Consultation Document (DEFRA, 2006)	
The UK Government is committed to bring forward proposals for a Marine Bill that will introduce within its area of responsibility a new framework for the seas, based on marine spatial planning, that balances conservation, energy and resource needs. This consultation document discusses the aims and scope of the Marine Bill.	
Objectives and requirements	Implications for the LDP
The key themes of the bill include: • Managing marine fisheries; • Planning in the marine area; • Licensing marine activities; • Improving marine nature conservation; and • The potential for a new marine management organisation.	The LDP will have no jurisdiction within the marine environment and development on land is unlikely to affect it. Affected issues: water and flood risk, biodiversity
Marine and Coastal Access Act (2009)	

The Marine and Coastal Access Act 2009 was passed to create a new, comprehensive management system for our coasts. It was enacted to make provisions for marine functions and activities; to make provisions about migratory and freshwater fish; to make provision for and in connection with the establishment of an English coastal walking route and of rights of access to land near the English coast; to enable the making of Assembly Measures in relation to Welsh coastal routes for recreational journeys and rights of access to land near the Welsh coast; to make further provision in relation to Natural England and the Countryside Council for Wales; to make provision in relation to works which are detrimental to navigation; to amend the Harbours Act 1964; and for connected purposes.	
Objectives and requirements	Implications for the LDP
The key themes of the Act include: • Set up the Marine Management Organisation in England • In Wales, the Welsh Assembly Government will lead marine management and regulation. • Sets out the provisions to make Marine Policy Statements • Create a network of Marine Conservation Zones to protect some of the UK's most important marine species and habitats.	The LDP will have no jurisdiction within the marine environment and development on land is unlikely to affect it. However, there are very small areas of coast which may be impacted by the Act. Affected issues: biodiversity, recreation and access, fisheries
Flood and Water Management Act (2010)	
The Flood and Water Management Bill was consulted on in 2009 and sets out the UK Government's proposals for improved management of flooding and more efficient management of water as pressures increase on industry and water resources. The Act received Royal Assent in April 2010. The Act also introduces proposals for improved flood and coastal erosion risk management, improved reservoir safety, sustainable drainage (SUDS) and changes in the regimes of water industry regulation. The Act implements legislative needs identified in previous UK Government strategy documents. In Wales, the draft Bill aimed to implement aspects of the Welsh Assembly Government's Environment Strategy, New Approaches Programme and the Strategic Policy Position Statement on Water. WG and Defra will work on secondary regulations and national standards for the design and construction of SUDS which are expected to be published for consultation in 2010 and become operational in 2011.	
Objectives and requirements	Implications for the LDP
The Act has three main aims:	

1. To improve security for people and property from the risk of flooding and coastal erosion. 2. To improve service for people through new methods of delivering major infrastructure projects, greater protection of water supplies during drought and improved complaint and enforcement measures. 3. Sustainability will be enhanced by using sustainable drainage systems in new development, protecting water resources and raising water quality, protecting communities and the environment from flooding and by helping people to adapt to future severe weather events.	Affected issues: water and flood risk, biodiversity
Pre-consultation on the Draft Marine Policy Statement (March 2010)	
The Draft Marine Policy Statement is the first part of new systems of marine planning being introduced around the UK. The UK Government, Scottish Government and Welsh Assembly Government and Northern Ireland Executive have a shared vision for 'clean, healthy, safe, productive and biologically diverse oceans and seas'. A key step to realising this vision will be the adoption of a Marine Policy Statement (MPS) for the UK. This pre-consultation document is to invite views in proposals for the MPS and supporting outline Impact Assessment. It will form the basis for informal discussions prior to a formal consultation in summer 2010.	
Objectives and requirements	Implications for the LDP
The objectives of the strategy will be finalised, but the likely scope of the MPS and its place within the wider marine planning system and interaction with existing planning regimes. The scope includes: • MPS will be the first part of new systems of marine planning. • The MPS provides the high level policy context within which national and regional Marine Plans will be developed, and set the direction for marine licensing and other relevant authorisation systems. It will inform the conditions attached to authorisations, and the enforcement action that will be taken to ensure compliance.	The LDP should have regard to the MPS when it is implemented. Affected issues: water, flood, tourism, recreation, material assets
Water resources for the future: a water resources strategy for England and Wales (2001)	
On 21 March 2001, the Environment Agency launched a water resources strategy for England and Wales. The strategy examines the	

uncertainties about future water demand and availability including the potential effects of climate change and different societal values. The strategy concludes with a series of actions that will provide the right amount of water for people, agriculture, commerce and industry and an improved water related environment.	
Objectives and requirements	Implications for the LDP
The objectives of the water resources strategy are: • Illustrate the impact of different social and economic choices on future water use; • Manage water resources in a way that causes no long-term degradation of the environment; • Improve the state of existing degraded catchments; • Ensure that water is available to those who need it, and that it is used wisely by all; • Indicate the present state of water resources; • Cater robustly for risks and uncertainties; • Promote the value of water to society and the environment; • Review feasible water management options including innovative solutions where appropriate; • Provide a framework for logical decisions to be taken at the right time; and • Identify actions and opportunities for the Agency and others to work together to achieve our vision. Wales specific objectives: • Recovery of some 13 million litres per day; • Enhancement of public water supply by up to 7 million litre a day above present levels; • Active promotion of water efficiency; and • More leakage control. The EA does not see a need for new large reservoirs schemes to support demand within Wales.	The LDP should aim to support the sustainable use of water resources in Wales. Affected issues: water and flood risk, biodiversity

Water for people and the environment: water resources strategy for Wales	
Environment Agency's aim for water resources: Abstraction of water that is environmentally and economically sustainable, providing the right amount of water for people, agriculture, commerce and industry, and an improved water related environment.	
Objectives and requirements	Implications for the LDP
The Environment Agency think that be adopting the following principles this aim will be achieved: Improved quality of life • People value and enjoy their water environment and it helps improve their quality of life. A better water environment • Biodiversity and wildlife sites are restored, protected, improved and valued. Sustainable development • Everyone uses water much more efficiently so that scarcity of water does not affect sustainable development and economic growth. Water is valued • People value and use water reasonably considering the impact on others and the environment. • Water is priced properly. Reduced impact on climate change • When abstracting, treating, delivering and using water, fewer greenhouse gas emissions are produced. The Environment Agency state that the strategy should consider what is needed to do over the next 25 years. But, also want it to look beyond this to forecast what might happen in different situations in the future.	This consultation document invites comment on water resource issues, the subsequent plans may need to be considered later in the LDP process.
Groundwater protection: Policy and practice (GP3) Parts 1-4	
The GP3 is made up of four parts:	

- Part 1 – Overview – Groundwater Protection: Policy and Practice: Underground, Under Threat - Part 2 – Technical Framework - Groundwater Protection: Policy and Practice: Underground, Under Threat - Part 3 – Tools - Groundwater Protection: Policy and Practice: Underground, Under Threat - Part 4 – Legislation and policies 2008 Edition 1 - Groundwater Protection: Policy and Practice (GP3)	
Objectives and requirements	Implications for the LDP
Explains how the Environment Agency will manage and protect groundwater.	Affected issues: water and flood risk, biodiversity
A Better Environment, Healthier Fisheries: Better Fisheries for our nations 2006-2011 (EA, 2006)	
This sets the strategy for fisheries in England and Wales. The aim is enable fisheries to play a greater role in England and Wales to encourage more people to help us protect and improve the environment and to help fishing contribute more to society.	
Objectives and requirements	Implications for the LDP
Objectives by 2011 are to: • Improve fish stocks and create a better environment for wildlife and people; • Provide more chances for more people to fish and help fisheries to perform better; and • Help sustainable fisheries boost the local economy.	Affected issues: water and flood risk, biodiversity
Cleaner Coasts, Healthier Seas: Working for a better marine environment 2005-2011 (EA, 2005)	
The marine strategy sets out what the Environment Agency are doing to protect the marine environment and their vision for the future.	
Objectives and requirements	Implications for the LDP
Priorities include:	Affected issues: water and flood risk, biodiversity

• Promoting sustainable development, to get results for people, businesses and wildlife • Integrating management between the land and sea; • Efficiently regulating our coasts and seas; and • Making sure that we value our coastal and marine environment.	
The Water Framework Directive and Planning - Initial Advice to Planning Authorities in England and Wales	
Provides advice on the implementation of the Water Directive Framework in relation to development plan policy (and other matters). The WFD requires all inland and coastal waters to reach "good status" by 2015. It establishes a river basin district structure with ecological targets for surface waters and other environmental indicators.	Contribute to River Basin Management Plan goals through policies wherever possible.
TAN 14 - Coastal Planning (1998)	
This advice note sets out how coastal issues should be considered in land use planning.	
Objectives and requirements	Implications for the LDP
5. It is important to recognise that on-shore development can often have an impact off-shore: this is particularly so adjacent to a candidate marine Special Area of Conservation (SAC). 8. Key issues: Planning considerations will vary depending on the nature of the coastline, but there are a number of specific issues in relation to the coastal zone that the planning system should address. These are, in terms of: • Proposals for Development: the nature of the ground conditions and physical processes, and the potential need for remedial and defence works; likely effects on physical and biological processes along the coast; the potential effects on mineral, water and conservation resources; • as well as high-quality agricultural land; and any potential visual impact from both	The LDP should aim to consider the sensitive nature of the coastal environment and avoid/reduce/mitigate impacts from developments on protected stretches of coast. Affected issues: biodiversity, soil, water, landscape

land and sea; and • Nature and landscape conservation: the role of physical and biological processes in creating, maintaining and altering features of nature and landscape conservation value; the effects of statutory and other nature and landscape conservation policies in the coastal zone, which may not always be contiguous with the low water mark; and the importance of the integrity and special features of Marine Nature Reserves, candidate marine SACs and coastal SACs, Special Protection Areas and Ramsar sites. EC Directives relevant to planning in the coastal zone should always be borne in mind. 10. Some coast-specific considerations will need to be incorporated into the planning framework by local planning authorities. These include: • On-shore: the risks to any form of development associated with the physical processes and problem ground conditions; the likely impact of any development on the geomorphological • processes and features, and on the important features of the littoral and sub-littoral zones; and • Off-shore, in the intertidal zone, and the maritime fringe, the sediment budget (1) of the physical system; and the sensitivity of the overall coastal environment to natural change or human influences. • Consideration of these issues will allow local planning authorities to reflect variations in physical and biological conditions along their stretches of coastline instead of adopting a blanket approach to coastal planning. It will also enable them to consider the effects, including cumulative effects, of development proposals upon sites of nature and landscape conservation interest.	
TAN 15 - Development and Flood Risk (2004)	
This advice note on development and flood risk relates to sustainability principles (section 2.2 PPW), and provides a framework within which risks arising from both river and coastal flooding, and from additional run-off from development in any location, can be assessed.	

Objectives and requirements	Implications for the LDP
3. Aims: • Direct new development away from those areas which are at high risk of flooding; and • Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 are located within such areas. 6.2 Nature of development/land use: New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. 8.2 Surface water run-off from new development: Built development, such as buildings, roads and roofing, tends to increase the surface area of impermeable ground, thus reducing percolation and increasing rapid surface run-off. This has the effect of reducing the time it takes for precipitation to enter the watercourse and consequently increasing the peak discharge. SUDS can perform an important role in managing run-off from a site and should be implemented, wherever they will be effective, in all new development proposals, irrespective of the zone in which they are located. 8.3 Development in one part of a catchment may increase run-off and hence flood risk elsewhere, therefore, the aim should be for new development not to create additional run-off when compared with the undeveloped situation, and for redevelopment to reduce run-off where possible. It is accepted that there may be practical difficulties in achieving this aim. Appendix A2.4 Impacts of climate change: The rise in sea level will change the frequency of occurrence of high water levels. There may also be secondary impacts such as changes in wave height due to increased water depths, as well as predicted changes in the frequency, duration and severity of storm events. It should be recognised however that while sea level rise and climate change could have a significant impact on flooding consequences for existing flood zones, current information suggests that the actual extent of such areas at risk are not expected to increase significantly.	The LDP should aim to avoid proposing new developments on classified areas of flood risk, promote the use of permeable surfaces/pavements and sustainable drainage schemes to reduce surface runoff. Special attention should be paid to making existing and proposed developments 'climate change proof'. Affected issues: water, climatic factors, material assets

National Strategy for Flood and Coastal Erosion Risk Management for Wales, Welsh Government (Nov 2011)	
The strategy prepared under the Flood and Water Management Act 2010 sets four overarching objectives for the management of flood and coastal erosion risk in Wales.	
Objectives and requirements	Implications for the LDP
• Reducing the consequences for individuals, communities, businesses and the environment from flooding and coastal erosion; • raising awareness of and engaging people in the response to flood and coastal erosion risk; • providing an effective and sustained response to flood and coastal erosion events; and • prioritising investment in the most at risk communities	The LDP should take this strategy into account. Affected issues: water, climatic factors, material assets
Regional/Local	
Strategic Framework for Integrated Coastal Zone Management (ICZM) in Pembrokeshire (2006)	
The Pembrokeshire Coastal Forum co-ordinates actions between the various administrative bodies and organisations involved in the ICZM in securing the short and long term sustainable management of the Pembrokeshire coast. The framework will provide opportunities for involvement – ‘networking’ - of all those with an interest, activity or function in the coastal and maritime environment of Pembrokeshire. The vision for the coastal zone of Pembrokeshire is one where: • the economy, based on the assets of the coastal zone, is thriving; • coastal communities are vibrant • the quality of the environment is maintained and enhanced to the highest standards • the coastal waters are safe and clean • the public are able to gain access to it and enjoy it • these qualities are appreciated and understood by all.	

Objectives and requirements	Implications for the LDP
In order to achieve the overall mission for ICZM in Pembrokeshire the following individual objectives need to be achieved. For each objective key actions required are identified. 1. To create the necessary organisational framework and support for the development of ICZM in Pembrokeshire - <i>to achieve this it will be necessary to:</i> • establish structures necessary to achieve aim, building on the existing Concordat group and the PCF – agree terms of reference, way of working etc • devise and agree a work programme • define and secure the necessary resources [human and financial] to undertake the agreed work programme 2. To ensure that all stakeholders, including the general public, are well informed about the issues facing the coastal zone and appreciate the benefits - <i>to achieve this it will be necessary to:</i> • encourage the dissemination of the results of research and information gathering • develop a programme of awareness raising 3. To seek the engagement of all stakeholders – national to local – in the ICZM process in Pembrokeshire - <i>to achieve this it will be necessary to:</i> • demonstrate the benefits of engagement in the ICZM process • ensure that adequate structures are in place to help draw in and enable the involvement of all stakeholders [including local communities] in the ICZM process • to draw on the expertise of organisations in the field of community action and to agree working practices with them to avoid duplication of effort in engaging the wider community. 4. To encourage all sectors / organisations involved with the coastal zone to adopt the principles of ICZM in the planning and management of their activities - <i>to achieve this it will be necessary to:</i> • agree criteria and methods to assist stakeholders in adopting the principles of ICZM 5. To explore the benefits of an integrated spatial approach to the planning and management of the coastal zone - <i>to achieve this it will be necessary to:</i> • work towards a spatial approach for the coastal zone, building on existing plans.	PCC should work in partnership with the PCNP in its efforts to ensure the coast's environment and communities are sustained and protected from developments that will cause unnecessary negative impacts. The current Community Plan contains a commitment to develop targets for coastal zone management. Affected issues: all

6. To fit the planning and management of the coastal zone of Pembrokeshire within the framework provided by ICZM strategies for Wales, UK and EU - <i>to achieve this it will be necessary to:</i> • establish close links with adjacent coastal zones • ensure that the existing link with WCMP is maintained and strengthened. 7. To promote a sound knowledge base about all aspects of the coastal zone [economic, social, environmental and cultural] and promote access to it - <i>to achieve this it will be necessary to:</i> • devise and agree a programme of monitoring the state of the coast • undertake an information audit and gap analysis • promote a co-ordinated programme of appropriate research to fill gaps in knowledge; and • create mechanisms to enable wide access to information. 8. To monitor and review the development / implementation of policies in the coastal zone – <i>to achieve this it will be necessary to:</i> • establish a regular reporting process on the activity and impact of stakeholders in following the principles of ICZM	
Water for life and livelihoods: River Basin Management Plan Western Wales River Basin District (2009)	
In Western Wales the Environment Agency has worked with others to develop a shared understanding of our water environment and to propose ways in which all those concerned can work together to agree and carry out actions to preserve and protect this vital resource. The Management Plan for this River Basin District came into effect in 2009. The plan is about the pressures facing the water environment in the Western Wales River Basin District, and the actions that will address them. It has been prepared under the Water Framework Directive, and is the first of a series of six-year planning cycles.	
Objectives and requirements	Implications for the LDP
By 2015, 13 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this rivers basin district are going to improve for at least one biological, chemical or physical element. 36 per cent of surface waters will be at good or better ecological status/potential and 60 per	The LDP should have regard to the river basin management plan.

cent of groundwater bodies will be at good status by 2015. At least 59 per cent of assessed surface waters will be at good or better biological status by 2015.	
Pembrokeshire and Ceredigion Rivers Catchment Flood Management Plan Scoping report (October 2007)	
Catchment Flood Management Plans are non-statutory plans which set the strategic direction for a 100-year time horizon for flood risk management in catchments. The CFMP will direct the Environment Agency's activities, partner organisations and will inform regional and local land use planning decisions. The Catchment Flood Management Plan Summary Reports and Post Adoption Statements for Wales will be published in January 2010.	
Objectives and requirements	Implications for the LDP
Draft objectives have been developed in the Scoping Report: • Reduce the harm to life from rapid response flooding, fluvial flooding, tidally influenced fluvial flooding and any flooding from surface or groundwater. • Ensure that harm to life from flooding does not increase due to future changes (climate change, land use change). • Increased uptake of flood warning services or awareness in transient populations. • Reduce disruption and damage to critical infrastructure life from fluvial flooding and tidally influenced fluvial flooding, and any flooding from surface and groundwater. • Ensure impact of flooding on critical infrastructure does not increase due to future changes. • Reduce disruption from fluvial flooding and tidally indolence fluvial flooding and any flooding from surface and groundwater. • Ensure community disruption does not increase due to future changes (climate change, land use change). • Protect landscape character and enhance the amenity, cultural and historical value of the catchment where appropriate. • Reduce economic damage from fluvial flooding and tidally influenced fluvial flooding, and any flooding from surface and groundwater.	The LDP should take account of flood risk, and sustainable flood risk management, mitigating against the causes of flooding through development design. Affected issues: water, flood, population and human health.

• Ensure economic damage of flooding does not increase due to future changes (climate change, land use change). • Maintain targeted and appropriate flood risk management expenditure. • Protect and enhance nationally and internationally important biodiversity species and habitats. • Restoration of rivers and floodplains to their natural form where possible. • Increase water quality in rivers considered to be at risk, and maintain on those that are currently considered as low risk.	
Cleddau and Pembrokeshire Coastal Rivers Catchment Abstraction Management Strategy (CAMS) (2006)	
This document explains how water resources will be managed in the Cleddau and Coastal Rivers over the next 6 years. It includes detailed assessments of water available for abstraction and use within river catchments, explanations of where water is available and where to reduce rates of abstraction and outlines the policy on time limited licenses for abstraction and whether existing licenses should be renewed. The area is predominantly rural with urban development and industry concentrated around the Milford Haven Waterway and the Cleddau rivers. Agriculture is the main land use and the majority of licensed abstractions in the area are for agricultural purposes such as spray irrigation. However, the largest volumes of water abstracted from our rivers are used for public water supply. Water is abstracted for a number of other purposes in the area including fish farming, industry and quarrying. Abstraction of groundwater in the area is exempt from licensing and therefore very limited information is available on the use of this resource.	
Objectives and requirements	Implications for the LDP
River flow objectives have been set, these are the minimum river outflows from the area required to protect ecological objectives, effluent dilution requirements, navigation and amenity in-river needs.	The LDP should promote the sustainable use of water resources through encouraging the use of sustainable design features in new developments and helping to prevent over abstraction of valuable, limited water resources from industrial/domestic and leisure activities. Affected issues: Water, population and human health, economic development

Teifi CAMS (2004) Teifi CAMS Annual Update (March 2007)	
This document explains how water resources will be managed in the Teifi Catchment over the next 6 years. It includes detailed assessments of water available for abstraction and use within river catchments, explanations of where water is available and where to reduce rates of abstraction and outlines the policy on time limited licenses for abstraction and whether existing licenses should be renewed. The main pressures on water resources within the catchment are from hydropower, public water supply and agriculture. Although the groundwater of the valley gravels is used for public water supply and agricultural purposes, surface water is the main source of water for abstraction. The largest licensed quantity is for hydropower purposes, which, along with fish farming, is non-consumptive and water is returned close to the point of abstraction. The principal consumptive use is for public water supply, and the resources at Llechryd and Teifi Pools are used to supply water to the coastal belt lying to the west of the area, as well as throughout the area itself.	
Objectives and requirements	Implications for the LDP
River flow objectives have been set; these are the minimum river outflows required to protect ecological objectives within the area. It also considers effluent dilution requirements, navigation and other in-river needs.	The LDP should promote the sustainable use of water resources through encouraging the use of sustainable design features in new developments and helping to prevent over abstraction of valuable, limited water resources from industrial/domestic and leisure activities. Affected issues: Water, population and human health, economic development
Carmarthen Bay Shoreline Management Plans – (Sub cell 8c) (2000)	
A Shoreline Management Plan is a non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years (WO/MAFF, 1995) with revisions typically every 5 years. The SMP aims to identify sustainable coastal defence options based upon economic criteria, whilst having an overview of both the natural environment and the human and built environment. Shoreline management plans have been produced for Pembrokeshire and Carmarthen Bay.	

Objectives and requirements	Implications for the LDP
	The LDP should take account of the shoreline management plans in the area when addressing coastal issues; however there is a limited coastline in the plan area. The Community Plan will address some coastal management issues through its work on adapting to climate change.
Pembrokeshire Shoreline Management Plan Stage 2 (2000)	
The Pembrokeshire Shoreline Management Plan sets out the strategy for management of coastal defences for the Pembrokeshire County Council shoreline between St. Govan's Head (in the south) to the Teifi Estuary (in the north).	
Objectives and requirements	Implications for the LDP
Core Objectives are set for this SMP: • Where there is a reduction of sediment inputs to the shoreline through coastal defence provision, this should not have detrimental impacts on beach levels. • Coastal defences should not interfere with sediment transport pathways, unless beneficial to the protection of assets and without adverse longshore impacts. • Options should be technically viable and sustainable, economically justifiable and environmentally acceptable. • Options should be compatible with the strategies set for adjacent lengths of coast • Options using natural features where possible should be encouraged.	The LDP should take account of the shoreline management plans in the area when addressing coastal issues; however there is a limited coastline in the plan area. The Community Plan will address some coastal management issues through its work on adapting to climate change.
Cardigan Bay Shoreline Management Plan (Sub cell 9a) (2002)	
The Cardigan Bay Shoreline Management Plan sets out the strategy for the management of coastal defences for the Pembrokeshire County	

Council shoreline between St. David's Head and Bardsey Island. The section relevant to Pembrokeshire is the southern section of this Shoreline Management Plan Cell 9.	
Objectives and requirements	Implications for the LDP
	The LDP should take account of the shoreline management plans in the area when addressing coastal issues; however there is a limited coastline in the plan area.
South Wales Shoreline Management Plan (2010)	
The South Wales Shoreline Management Plan sets out the strategy for the management of coastal defences for the Pembrokeshire County Council shoreline between Amroth and St. Anne's Head	
Objectives and requirements	Implications for the LDP
• identify sustainable and deliverable policies for managing coastal risks while working with natural processes wherever possible; • promote management policies for the coastline over the next 100 years, to achieve long-term objectives that are technically sustainable, environmentally acceptable and economically viable; • be realistic and consider known legislation and constraints, both human and natural, and not promise what cannot be delivered.	The LDP should take account of the shoreline management plans in the area when addressing coastal issues; however there is a limited coastline in the plan area.
West of Wales Shoreline Management Plan (2010)	
The West of Wales Shoreline Management Plan sets out the strategy for the management of coastal defences for the Pembrokeshire County Council shoreline between St. Anne's Head and St Dogmaels	
Objectives and requirements	Implications for the LDP
• encouraging the provision of adequate and cost-effective flood warning systems; • encouraging the provision of adequate, technically, environmentally and economically	The LDP should take account of the shoreline management plans in the area when

sound and sustainable flood and coastal defence measures; - discouraging inappropriate development in areas at risk from flooding or coastal erosion. - Awareness of the uncertainties associated with predicting future shoreline requirements and the importance of monitoring and regular plan review to confirm or otherwise plan policies over time.	addressing coastal issues; however there is a limited coastline in the plan area.
Revised Draft Water Resources Management Plan, Dwr Cymru Welsh Water (October 2011)	
The Revised Draft WRMP is a statutory requirement which sets out their strategy for managing water resources across their supply area over the next 25 years.	
Objectives and requirements	Implications for the LDP
- Sets out the requirement to undertake supply-demand balance calculations for each Water Resource Zone to enable identification of those zones where deficits in supply are forecast. - The water company then undertakes 'options appraisal'. - Identified WRZs in the area which will have supply deficits in the next 25 years. - Pembrokeshire has been forecast to be in deficit during the WRMP period.	The LDP should take account of the water resources management plan in the area.

Soil

International/European	
EU Thematic Strategy on Soil Protection: Report of the Technical Working Group (2004)	
This reports outlines the key issues associated with soils in the EU and will be used to inform the development of an EU soil Strategy.	
Objectives and requirements	Implications for the LDP
The Technical working group reported on three key themes: soil erosion, organic matter and biodiversity and contamination and land management.	The LDP should ensure the protection of soils. The Current Community Plan has a commitment to develop targets based around protecting soils. Affected issues: soil, water and biodiversity
UK/National	
Environmental Protection Act (1990) Part 2A Contaminated Land (2006)	
Part 2A was set up as a system for the regulation of contaminated land in England and Wales. The regime provides a framework for identifying and remediating contaminated land.	
Objectives and requirements	Implications for the LDP
The regime sets out the primary regulatory role resting with local authorities for the: - Inspection to identify contaminated land. - to determine whether any particular site is contaminated land - to act as enforcing authority for all contaminated land which is not designated as a "special	The LDP should aim to avoid contamination of land, where possible. Affected issues: soil, water, biodiversity

site" (the Environment Agency is the enforcing authority for special sites)	
Remediation of Contaminated Land (2001)	
This document is the Welsh Assembly Government guidance to enforcing authorities under Part IIA of the Environmental Protection Act 1990. The document addresses the definition, identification and remediation of contaminated land, liability for remediation and recovery of the costs of remediation.	
Objectives and requirements	Implications for the LDP
No specific objectives are set in the guidance. Those responsible for contaminating land will be required to ensure that the land is cleaned up, even if the contamination was lawful when it took place. Where the original polluter cannot be found after "reasonable enquiry", liability will fall on the current owner/occupier of the land.	The LDP should aim to avoid contamination of land, where possible. Affected issues: soil, water, biodiversity
Consultation document: The Welsh soils action plan March 2008	
The Welsh Soils Action Plan reviews the importance of soils for Wales in economic, environmental and social terms. It outlines the main threats to soils in Wales, considers current policies and proposes actions to combat or mitigate threats.	
Objectives and requirements	Implications for the LDP
There are 28 proposed actions which relate to: • Agriculture • Forestry • Planning, transport and minerals • Wastes and pollution • Ecosystem services • Soil and cultural heritage • Recreation and education • Monitoring and indicators	The LDP should acknowledge the economic, environmental and social importance of soils. Affected issue: soil, economy, material assets, biodiversity, cultural heritage

Regional/Local	
Pembrokeshire County Council Contaminated Land Inspection Strategy (2002)	
Draft version produced in April 2002. Pembrokeshire County Council is required to inspect land in its area for contamination under new regulations that came into force on the 1st July 2001. This strategy details how this process will be undertaken.	
Objectives and requirements	Implications for the LDP
The Council's priorities in dealing with contaminated land will be as follows: 1. To protect human health 2. To protect controlled waters 3. To protect designated ecosystems 4. To prevent damage to property and designated historic sites 5. To prevent any further contamination of land 6. To encourage voluntary remediation 7. To encourage re-use of brownfield land	To reflect the above priorities ensuring they are compatible and supported in the plan.

Biodiversity, Fauna and Flora

International/European	
Convention on Wetlands of International Importance especially as Waterfowl Habitat (The Ramsar Convention, 1971)	
The Convention on Wetlands, signed in Ramsar, Iran, in 1971, is an intergovernmental treaty which provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. There are presently 153 Contracting Parties to the Convention, with 1634 wetland sites, totalling 145.6 million hectares, designated for inclusion in the Ramsar List of Wetlands of International Importance.	
Objectives and requirements	Implications for the LDP
Under the Ramsar convention, contracting parties have made a commitment to: • designate at least one wetland for inclusion in the List of Wetlands of International Importance (the “Ramsar List”); • to promote its conservation, including, where appropriate, its wise use; • to include wetland conservation considerations in their national land-use planning; • to establish nature reserves in wetlands, whether or not they are included in the Ramsar List, and to promote training in the fields of wetland research, management and wardening; • to consult with other Contracting Parties about implementation of the Convention, especially in regard to transfrontier wetlands, shared water systems, and shared species; • to report on progress in implementing their commitments under the Convention.	To support this convention the LDP should aim to reduce impacts on wetlands and enhance and restore wetland habitats where possible. Affected issues: biodiversity, flora and fauna.

Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)	
The Bonn Convention aims to conserve terrestrial, marine and avian migratory species throughout their range. It is an intergovernmental treaty, concerned with the conservation of wildlife and habitats on a global scale. Since the Convention's entry into force, its membership has grown steadily to include 97 (as of 1 May 2006).	
Objectives and requirements	Implications for the LDP
Under the Bonn convention, contracting parties have made a commitment to: • to conserve migratory species and their habitats by providing strict protection for endangered migratory species • sign up to multilateral Agreements for the conservation and management of migratory species which require or would benefit from international cooperation • to undertake co-operative research activities	To support this convention the LDP should try to avoid or minimise impacts on migratory species and their habitats. Affected issues: biodiversity and fauna
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) EC Directive on the Conservation of Wild Birds (79/409/EEC) EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC)	
The Bern Convention is a binding international legal instrument in the field of nature conservation, which covers the European continent and extends to some states of Africa. It aims to conserve wild flora and fauna and their natural habitats and to promote European co-operation in that field. The EC Directive on the Conservation of Wild Birds 79/409/EEC (The EC Birds Directive) and the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna 92/43/EEC (The EC Habitats Directive) were implemented in response to the Bern Convention.	

Objectives and requirements	Implications for the LDP
The Bern Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species. Requirements of the Birds Directive include: • Maintenance of the favourable conservation status of all wild bird species across their distributional range (Article 2) with the encouragement of various activities to that end (Article 3); • Identification and classification of Special Protection Areas for rare and vulnerable species listed in the Directive; • Establishment of a general scheme for the protection of wild bird species (Article 5). Requirements of the Habitats Directive include: • Article 3.1: Maintain or restore in a favourable condition designated natural habitat types, and habitats of designated species listed in Annexes I and II respectively of the Directive. • Article 6.2: Take appropriate steps to avoid degrading or destroying natural habitats within SACs, and avoid disturbance of designated species insofar as this would result in further decline in numbers or the loss of habitat that maintains the species. • Article 6.3: Any plan or project not directly concerned with the management of a designated site (SAC/SPA), but which is likely to have a significant impact on it (individually or in combination with other projects), should undergo assessment of its implications for the conservation objectives of the site. • Article 6.4: If the project must proceed in the public interest and in spite of negative conservation impacts, including social or economic reasons, compensatory measures must be provided for. The Article provides limited scope for development in designated areas. It is only acceptable on grounds of human health and safety (but not economic development) if it affects habitats supporting protected species.	The LDP should aim to avoid or minimise impacts on wildlife and habitats and ensure that it meets with statutory requirements imposed by the EC Habitats and EC Birds Directives. Affected issues: biodiversity, flora and fauna.

Article 10: Linear structures such as rivers/streams, hedgerows, field boundaries, ponds, etc., that enable movement and migration of species should be preserved.	
The Convention on Biological Diversity, Rio de Janeiro (1992)	
Objectives and requirements	Implications for the LDP
The convention signed by 150 countries at the 1992 Rio Earth Summit, is an international treaty with three main goals: 1. conservation of biological diversity (or biodiversity); 2. sustainable use of its components; and 3. fair and equitable sharing of benefits arising from genetic resources. Biodiversity Action Plans (BAPs) were established by several of the signatory countries to implement the outcome of the convention.	The LDP should aim to facilitate the protection and enhancement of biodiversity. Affected issue: biodiversity
Managing Natura 2000 sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC	
Objectives and requirements	Implications for the LDP
Advises on the implementation of Article 6 of EU Directive 92/43/EEC (the Habitats Directive). Covers development of any management plans required and 'necessary conservation measures'. Also the requirement for appropriate assessment (AA) and mitigation of negative impacts.	There are 10 SACs and 1 SPA in the Plan area, and management policies should ensure their safeguard. Awaiting final WG guidance on implementation, likely to be required at early stages of plan.
European Community Biodiversity Strategy (1998)	
On 4th February 1998 the European Commission adopted a Communication on a European Biodiversity Strategy. This strategy aims to	

anticipate, prevent and attack the causes of significant reduction or loss of biodiversity at the source.	
Objectives and requirements	Implications for the LDP
To anticipate, prevent and attack the causes of significant reduction or loss of biological diversity at the source.	The LDP should aim to avoid/mitigate against any negative impacts on biodiversity. Affected issues: biodiversity, flora and fauna
UK/National	
UK Biodiversity Action Plan (1994)	
The UK Biodiversity Action Plan (UKBAP) was published in January 1994 in response to the Biodiversity Convention signed in 1992. It represents a national strategy for the conservation of biological diversity and the sustainable use of biological resources. It contains 391 Species Action Plans and 45 Habitat Action Plans. It is further supported by Local Biodiversity Action Plans developed by local authorities.	
Objectives and requirements	Implications for the LDP
- to conserve, promote and enhance species and habitats; - to develop public awareness and understanding.	The LDP should aim to conserve, promote and enhance species listed within the UKBAP. Affected issues: Biodiversity, flora and fauna.
The Conservation (Natural Habitats, &c.) Regulations 1994 and subsequent amendments	
Transposes the Habitats Directive (92/43/EEC) and the Conservation of Seals Act 1970 into national law.	
Objectives and requirements	Implications for the LDP
These Regulations make measures for the implementation of the Habitats Directive, the designation of European sites and provides greater protection to these European sites	There are 10 SACs and 1 SPA wholly or partly in the plan area and policies should ensure their

(Natura 2000 sites) designated for their species and habitats. Competent authorities are required to make an appropriate assessment before undertaking, or giving any consent, permission or other authorisation for, a plan or project which is likely to have a significant effect on a European Site either alone or in combination with other plans or projects. This appropriate assessment is carried out in view of that site's conservation objectives.	safeguard. An appropriate assessment of the LDP will take place as necessary.
Natural Environment and Rural Communities Act (2006)	
The act is designed to help achieve a rich and diverse natural environment and thriving rural communities through modernised and simplified arrangements for delivering government policy. It provides legislative changes to amend nature conservation legislation, and in relation to bylaws for motor vehicles (giving NPs the power to make traffic regulation orders); SSSIs and extends the CRoW biodiversity duty for example. The act also created a new integrated agency called Natural England, to act as a champion for the natural environment in England and the Commission for Rural Communities.	
Objectives and requirements	Implications for the LDP
Duty to conserve biodiversity, and have regard to Convention on Biological Diversity (1992). Reasonable steps to contribute to the conservation of the living organisms and types of habitat included in any list published under this section, or to promote the taking by others of such steps.	The LDP should aim to protect and enhance the natural environment and biodiversity. Affected issues: biodiversity, flora and fauna, landscape
Wildlife and Countryside Act 1981 (as amended)	
The act implements the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas).	
Objectives and requirements	Implications for the LDP
Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain	There is significant interaction between wildlife and different types of land use. The SA should

	consider the effects of the plan on biodiversity. Affected issues: biodiversity, flora and fauna
CCW Priority Habitats of Wales (2003)	
Priority Habitats of Wales brings together about 20 years' of habitat survey work , undertaken by CCW and its predecessor, the Nature Conservancy Council, and presents an up-to-date picture of the state of land and freshwater habitats in Wales. It covers all 27 habitats identified in the UK Government's Biodiversity Action Plan and presents data about the extent and distribution of each habitat across the LBAP areas, provides detailed habitat descriptions, identifies the key species linked to each habitat and provides guidance on how to interpret the national targets for habitat maintenance, restoration and re-creation at an all-Wales and local level.	
Objectives and requirements	Implications for the LDP
N/A	The LDP should aim to maintain and enhance all priority habitats in Wales. Affected issues: biodiversity
TAN 5 – Nature Conservation and Planning (2009)	
This advice note sets out how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The TAN brings together advice on sources of legislation relevant to various nature conservation topics which may be encountered by local planning authorities.	
Objectives and requirements	Implications for the LDP
Local Planning Authorities should: • pay particular attention to the principles of sustainable development; • contribute to the protection and improvement of the environment; • promote the conservation and enhancement of statutorily designated areas and	The LDP should aim to deliver biodiversity objectives (maintain, protect and enhance) and other relevant objectives and targets. It should avoid adverse impacts on designated

undeveloped coast • ensure that appropriate weight is attached to designated sites of international, national and local importance • protect wildlife and natural features in the wider environment • ensure that the range and population of protected species is sustained	areas, such as SSSIs, SPAs, SACs and others. Affected issue: biodiversity
TAN 10 - Tree Preservation Orders (1997)	
Local planning authorities are empowered, in the interests of amenity, to protect trees and woodlands by making Tree Preservation Orders (TPOs).	
Objectives and requirements	Implications for the LDP
The Act places a duty on local planning authorities to make adequate provision where appropriate for the preservation and planting of trees when granting planning permission by imposing conditions and/or making TPOs.	The use of TPOs could be used to maintain and enhance biodiversity. Affected issue: biodiversity, landscape
Tir Gofal Agri-Environment Scheme (1999)	
Tir Gofal is a whole farm agri-environment scheme, available throughout Wales since 1999. The scheme aims to encourage agricultural practices which will protect and enhance the landscapes of Wales, their cultural features and associated wildlife. Tir Gofal operates under the Common Agricultural Policy agri-environment measures, jointly funded by the European Union and the UK Government.	
Objectives and requirements	Implications for the LDP
The scheme has four elements: • Land management – mandatory compliance with the whole farm section and	Affected issue: biodiversity, landscape, soil

management of key habitats; optional restoration or creation of certain habitats or features; • Creating new permissive access – voluntary options available for new linear access routes, new-area based permissive access or to provide for access for educational purposes; • Capital works – payments will be made for additional work to protect and manage habitats and features and to support new access provision; and • Training for farmers – including courses on managing specific habitats, such as wetlands and woodlands and practical skills, such as drystone walling and hedge laying.	
Woodland for Wales (WG, 2001)	
Sets out the National Assembly's strategy for trees and woodlands in Wales. It presents a vision for forestry and woodland policy over the next 50 years and sets a direction for the way in which trees and woodlands will contribute to a sustainable future for the people of Wales.	
Objectives and requirements	Implications for the LDP
Sets the vision that over the next 50 years Wales will become known for its high quality woodlands that enhance the landscape, are appropriate to local conditions and have a diverse mixture of species and habitats.	The LDP should aim to protect and enhance traditional or native woodland areas. Affected issue: biodiversity, landscape, health and well being, soil
Ecological Connectivity, CCW, September 2006	
The Countryside Council for Wales (CCW) has provided an opening statement on the concept of ecological connectivity and its application in Wales. It sets out an approach to make protected sites functionally connected to each other and with the wider countryside, and presents maps showing examples of potential ecological connections.	

Objectives and requirements	Implications for the LDP
The Statement requires CCW to: • endorse the principle of ecological connectivity in CCW, in both terrestrial and marine environments. • approve continued work in this area and development of the draft maps of potential connectivity. • consider how spatial targeting may be done in order to promote ecological connectivity.	The LDP should have due regard for the importance of habitat connectivity and how plans can potentially impact upon this aspect of nature conservation. The LDP should aim to avoid habitat fragmentation and should maintain wildlife corridors wherever possible. Affected issues: Biodiversity, flora and fauna.
Trunk Road Estate Biodiversity Action Plan	
The Trunk Road Estate Biodiversity Action Plan (TREBAP) was developed by the Welsh Assembly Government Transport Directorate (now Transport Wales) to contribute to the National Assembly's duty under the Countryside & Rights of Way (CROW) Act 2000 to have regard for the conservation and enhancement of the habitats and species of principal importance in Wales. It was launched in January 2004.	
Objectives and requirements	Implications for the LDP
• to set practical and realistic actions for the period 2004 – 2014 • link with other relevant Biodiversity Action Plan targets for habitats and species • increase awareness of Transport Wales' staff, its environmental partners and the general public, of the biodiversity interest of the trunk road and motorway network • encourage the use, and dissemination, of best practice for biodiversity in the management and development of the trunk road and motorway network • reflect the requirements of the Assembly's Sustainable Development Scheme (Learning to Live Differently) and Action Plan where relevant.	The LDP should have regard to and complement the actions within the TREBAP through appropriate development of proposals. Affected issues: Biodiversity, flora and fauna.

Regional/Local	
Pembrokeshire Marine Special Area of Conservation – Management Scheme (April 2008)	
Draws together information needed for SAC management scheme. It ensures that the measures in the scheme are sufficient to meet the conservation objectives of the site and highlights where additional management may be required. This is a joint management scheme representing a collective effort by relevant authorities to meet their statutory requirements in relation to the SAC. Has the task of maintaining the important wildlife of the site whilst encouraging the site's use in a sustainable way, so as to meet the needs of its many users both now and into the future.	
Objectives and requirements	Implications for the LDP
To assist in the conservation of wildlife and habitats throughout marine and coastal areas, whilst ensuring any necessary development is sustainable and does not significantly damage the environment.	The LDP needs to ensure that marine biodiversity levels are protected and enhanced whilst meeting development needs in the county. Affected issues: Biodiversity
A Local Biodiversity Action Plan (LBAP) for Pembrokeshire (2010)	
This document covers Pembrokeshire County Council and Pembrokeshire Coast National Park areas. The Pembrokeshire LBAP has been drawn up in order to improve the status of sensitive habitats and species. A phased approach is being taken whereby action plans for habitats and species that are considered to be a UK/Pembrokeshire priority are being produced first.	
Objectives and requirements	Implications for the LDP
It identifies and sets action plans for species and habitats in the county, including information on their:	The LDP needs to ensure that biodiversity levels are protected and enhanced whilst meeting development needs in the county.

• Current Status • Factors causing loss or decline • Current action taken • Objectives and targets • Proposed actions	Affected issues: biodiversity, flora and fauna
Pembrokeshire Greenways Strategy	
Initiative that encourages local residents and visitors to access the countryside by sustainable modes of transport. Established in 1994 it involves a partnerships between: • Countryside Council for Wales • National Trust • Pembrokeshire Access Group • Pembrokeshire Coast National Park • Pembrokeshire County Council • Pembrokeshire Local Health Board • PLANED	
Objectives and requirements	Implications for the LDP
Initiatives include disabled access, opening and promotion of way marked walking and cycling with links to public transport, guided walks from railway stations and the development of the "Puffin" coastal bus services.	To support the increased use of sustainable modes of transport and provision of facilities that promotes healthier lifestyles.
Enjoying the Pembrokeshire Coast National Park: A Plan to provide and manage opportunities for Sustainable Recreation in the National Park (2011)	
The Plan sets out a vision and principles to guide the development of outdoor recreation with an around the National Park. The Plan aims to minimise any adverse effects of recreation on the natural environment and special qualities.	

Pembrokeshire Marine Code

The Pembrokeshire Marine Code exists in addition to legislation as a recommendation for good practice. The code has had inputs from all major local wildlife tour boat operators, sub aqua diving organisations, jet ski organisations, sailors and sea kayakers

Cultural Heritage, the Historic Environment, including Architectural and Archaeological Heritage

International/European	
UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)	
World Heritage Convention as adopted on the general conference of the United Nations Educational, Scientific and Cultural Organization meeting in Paris from 17 October to 21 November 1972 at its seventeenth session. The purpose of this World Heritage Convention is the identification and protection of the world's cultural and natural heritage, places of 'Outstanding Universal Value'. It defines the kind of natural or cultural sites which can be considered for inscription on the World Heritage List and sets out the duties of parties in identifying potential sites and their role in protecting and preserving them.	
Objectives and requirements	Implications for the LDP
The States Parties are encouraged: ▪ To integrate the protection of the cultural and natural heritage into regional planning programmes, to set up staff and services at their sites; ▪ To undertake scientific and technical conservation research; and ▪ To adopt measures which give this heritage a function in the day-to-day life of the community.	The LDP should aim to set the right framework for safeguarding and enhancing cultural heritage where relevant. Affected issue: cultural heritage
DRAFT Heritage Protection Bill (April 2008)	
Heritage protection reforms were first proposed in 2003 and have since been the subject of extensive consultation. The aim of the draft Bill is to establish a unified heritage protection system that is easier to understand than the current separate systems of listing buildings, scheduling ancient monuments, designating wrecks and registering historic parks, gardens and landscapes. It also aims to be more efficient, accountable and transparent, with improved opportunity for public involvement. Although jointly made with England, the provisions are flexibly drawn to allow for different Welsh circumstances and practice. The draft Bill, if enacted, will replace completely all existing heritage protection legislation as well as the proposed reforms and includes all the changes that can be currently envisaged for primary legislation for the foreseeable future. While the draft Bill is not subject to separate, formal consultation by the Welsh Assembly Government, it would welcome any comments on the draft Bill from interested parties during the pre-legislative scrutiny process.	

UK/National	
A Culture Strategy for Wales (2002)	
The Culture Strategy for Wales provides a vision for Wales as a nation where culture is indivisible from the rest of its living, is rich and distinctive, and nurtures and supports innovation, imagination, arts, sports and creative industries.	
Objectives and requirements	Implications for the LDP
The Welsh Assembly Government is committed to: • Making cultural development a cross-cutting theme; • Establishing cultural development as a primary task for local government; • Ensuring a strong, well-funded and efficient Arts Council of Wales; • Effective co-ordination across all cultural bodies; and • Extracting cultural value from a wide range of public and private expenditure. Priorities for policy should include: • Openness and transparency; • Embedding arts and culture in young people's education; • Striving for the highest standards; • Providing the widest possible access to cultural activity for all people; • Providing first-rate accessible facilities throughout Wales; • Ensuring cultural development as part of community development; • Extracting maximum value from our linguistic and cultural diversity; • Supporting competitive cultural enterprises; • Ensuring wise investment of public money; and • Using Welsh culture and achievements to raise the profile of Wales.	The LDP should aim to make a contribution to cultural development by setting appropriate measures and objectives, such as ensuring development will not have an adverse effect on Welsh Language and culture. Affected issue: cultural heritage

Cultural Tourism Strategy for Wales (2003)	
The purpose of this strategy and the associated Action Plan is to produce a framework for action by Wales Tourist Board and its partners to develop Wales' potential as a cultural tourism destination. The uniqueness of Wales' history, language and way of life are distinctive tourism assets which help differentiate Wales from the other countries of the UK.	
Objectives and requirements	Implications for the LDP
Improving visitor accessibility to Welsh culture; Improving the quality of the visitor experience; Raising the profile of Wales as a cultural tourism destination; and Understanding the characteristics and needs of the cultural tourist.	The LDP should aim to promote and support cultural tourism. Affected issue: cultural heritage
TAN 22 Sustainable Buildings (2010)	
Buildings in Wales have an inherent environmental impact and contribute to carbon emissions; they require natural resources to be used both in their construction and use, and the way in which they are designed affects how the occupiers use the building over its lifetime. The way in which they are designed can also reduce the vulnerability to the effects of climate change. Planning therefore has a role in encouraging and facilitating homes and buildings that meet higher sustainable standards.	
Objectives and requirements	Implications for the LDP
For new buildings to achieve minimum levels of sustainability: - residential developments to achieve Code for Sustainable Homes certification; - non-residential development to achieve the relevant BREEAM level; - To minimise the carbon emission levels of buildings	Planning authorities should apply national policies to local circumstances and explore opportunities to promote the underlying objectives of moving towards more sustainable and zero carbon buildings. Affected issue: economy, climatic factors, landscape

Ancient Monuments & Archaeological Areas Act 1979	Implications for the LDP
The means by which Scheduled Ancient Monuments (SAMs) are afforded legal protection. A key tool for protection of SAMs. The protection given by this falls short of protecting the settings and surroundings of monuments. In addition, the Act allows for certain damaging operations to continue under certain circumstances.	Support and utilise the existing statutory UK framework for the protection of archaeological sites, but seek a strengthening of the legislation.
Welsh Office Circular 60/96 Planning and the historic environment: archaeology	
The circular sets out advice on legislation and procedures relating to archaeological remains. It gives advice on development plans, sites and monuments records, planning applications, planning decisions, planning conditions and the discovery of archaeological remains during development.	
Objectives and requirements	Implications for the LDP
N/A	The LDP should set the right framework for the protection and enhancement of historic assets. Affected issues: cultural heritage
Welsh Office Circular 61/96 Planning and the historic environment: historic buildings	
The circular sets out advice on legislation and procedures relating to historic buildings and conservation areas. It gives advice on the planning framework, conservation areas, listing and listing building controls, historic buildings in need of repair and ecclesiastical exemptions.	
Objectives and requirements	Implications for the LDP
N/A	The LDP should set the right framework for the protection and enhancement of historic assets in Pembrokeshire.

	Affected issues: cultural heritage
Traffic Management in Historic Areas (undated)	
This guidance outlines ways in which traffic engineering and highway improvements can be sensitively designed in historic areas.	
Objectives and requirements	Implications for the LDP
Consideration is given to traffic management, footways and carriageways, materials, signing and street furniture, lighting, access and traffic calming.	The LDP should set the right framework for the protection and enhancement of historic assets in Pembrokeshire through accessibility and transport planning. Affected issues: cultural heritage
Overcoming the Barriers: Providing Access to Historic Buildings (Cadw, undated)	
The aim of this guidance is to ensure historic buildings which provide services for the public are accessible to everyone. The guidance suggests ways to improve access into and within historic buildings.	
Objectives and requirements	Implications for the LDP
N/A	The LDP should set the right framework for the protection and enhancement of historic assets in Pembrokeshire. Affected issue: cultural heritage

Landscape and Townscape, including Light Pollution

International/European	
European Landscape Convention	
The European Landscape Convention was developed by the Council for Europe and came into force in 2004. The aims of the convention are to promote European landscape protection, management and planning and to organise European co-operation on landscape issues. Nations that sign the Convention agree to take action to raise the standing given to landscape in public policy.	
Objectives and requirements	Implications for the LDP
The ELC sets out four general measures and five specific measures: • To recognise landscapes in law as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity; • To establish and implement landscape policies aimed at landscape protection management and planning; • To establish procedures for participation of the general public, local and regional authorities, and other parties with an interest in the definition and implementation of landscape policies; • To integrate landscape into its regional and town planning policies and in its cultural, environmental, agricultural, social and economic policies, as well as in any other policies with possible direct or indirect on landscape. • Awareness-raising: involves increasing awareness among civil society, private organisations and public authorities of the values of landscape, their role and the changes to them; • Training and education: involves promoting: training for specialists in landscape appraisal and operations, multidisciplinary training programmes in landscape policy, protection, management and planning;	The LDP should contain policies to protect the landscape. Initial work on the new Community Plan has highlighted the need to maintain a high quality environment as a priority. Affected issues: Landscape, cultural heritage

• Identification and assessment: involves mobilising the interested parties with a view to improving knowledge of the landscape and guiding the landscape identification and assessment procedures through exchanges of experiences and methodology. Each Party should: identify its own landscapes, analyse their characteristics and the forces and pressures transforming them, take note of change and assess the identified landscapes; • Landscape quality objectives: involves framing landscape quality objectives for the identified landscapes; and • Implementation: involves introducing instruments aimed at protecting, managing and/or planning the landscape.	
UK/National	
Countryside and Rights of Way Act (CRoW) (2000)	
CRoW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation. Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI). The CRoW Act also introduces the requirement for preparation of Rights of Way Improvement Plans.	
Objectives and requirements	Implications for the LDP
• Part I of the Act creates a new right of access to open country and registered common land; • Part II of the Act modernises the law on public rights of way; • Part III of the Act gives greater protection to sites of special scientific interest (SSSIs), and strengthens wildlife protection; and • Part IV of the Act provides new powers to set up Conservation Boards for the better management of Areas of Outstanding Natural Beauty (AONBs), and requires certain	The LDP should aim through planning to maintain, improve and enhance biodiversity of the countryside, and respect public rights of way. Affected issue: landscape, population, biodiversity

bodies to have regard for AONBs when doing anything which would affect the land in those areas.	
Providing Accessible Green Space in Town and Cities: Green Space Toolkit (CCW, 2003)	
The purpose of this guidance is to set out the principles of the Accessible Green Space Standards Model in order to help local authorities in identifying the current level of provision of accessible natural green space and to assist with the production of local standards and targets.	
Objectives and requirements	Implications for the LDP
CCW recommends the provision of at least 2ha of accessible natural green space per 1000 of the population.	The LDP should aim to encourage the provision of open space. Affected issue: landscape, biodiversity, health and well being, social fabric
Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (Cadw and CCW)	
Identifies areas of historic interest wholly or partly in the Plan area and the features of importance.	Contribute to conservation of areas and features identified in the register.
TAN 7 - Outdoor Advertisement Control (1996)	
The control regime specified by the Secretary of State enables local planning authorities to control virtually all outdoor advertisements in the interests of amenity and public safety. Some types of advertisement are exempted from detailed control, other specified categories of advertisement qualify for deemed consent, provided they conform to the stated conditions and limitations for each category.	
Objectives and requirements	Implications for the LDP
Local planning authorities may produce design guidance on outdoor advertisements and shopfronts, especially for conservation areas or where vernacular buildings play an important	The LDP should seek to balance the need for outdoor advertising with its likely environmental

part in the appearance of a neighbourhood. Such guidance needs to recognise the importance of advertisements to the national economy and should not stifle original designs or new display techniques. Almost all advertisements on listed buildings or scheduled monuments will constitute an alteration to the building or the monument and, therefore, require listed building or scheduled monument consent in addition to any advertisement consent.	and social implications. Affected issue: visual impacts and landscape character, economy
Wales Strategy on Integrated Coastal Zone Management (ICZM)	
This strategy provides a vision for the sustainable management of the Welsh coast. It aims to provide a management framework to facilitate integrated working on the coast by the different interests involved in managing our coastal assets – with the aim of helping them ensure that these assets are maintained and enhanced for the benefit of present and future generations.	
Objectives and requirements	Implications for the LDP
The ICZM key objectives for the next four years are as follows: • To ensure that the ICZM process in Wales is accepted as an integral part of delivering sustainable development; with adequate resources for the task; and effective participation by all stakeholders; • To help ensure that all sectors and organisations successfully integrate ICZM management principles into the development of relevant policies; • Work towards a better system of planning and management of the Welsh coast; • Develop a sound knowledge base about the coastal zone which is readily accessible and underpins decision-making; • Help ensure that stakeholders are well informed of the natural processes and human impacts affecting the coast and of the value of the coast to everyone; • Secure effective linkages to the ICZM process in adjacent countries; and • Regularly monitor progress on ICZM and report the results.	Most of the coast is outside the area the LDP will cover. The next version of the Community Plan will build upon the consultations that have been undertaken as part of the ICZM process. Affected issue: biodiversity, landscape, economy, water and flood risk

TAN 19 - Telecommunications (2002)	
SEE PREVIOUS	
Regional/Local	
Historic Landscape Characterisation of the Milford Haven Waterway on the Register of Landscapes of Outstanding Historic Interest in Wales (2002)	
Since 1998, the Trust has been involved in work examining the historic character of areas defined by the Register of Landscapes of Historic Interest in Wales. This is part of an ongoing pan-Wales project sponsored by Cadw and the Countryside Council for Wales. Historic landscape characterisation involves the examination of historic processes that have shaped and moulded the present-day landscape. Components that make up the landscape such as field boundary types, field shapes, buildings, settlement patterns, parks and gardens, roads and railways, industry, and archaeological sites are all taken into consideration during characterisation. By analysing all components it is possible to divide the landscape into historic landscape character areas. Each area comprises components that are distinct from its neighbours.	
Objectives and requirements	Implications for the LDP
N/A	The LDP and Community Plan should have regard to the areas of Historic Landscapes. Affected issues: Cultural heritage and historic environment.

Others – Sustainable development, Planning

International/European	
The UN Millennium Declaration and the Millennium Development Goals (2002)	
The MDG comprises of 8 goals to be achieved by 2015 that respond to the world's main development challenges. The MDGs: • synthesise, in a single package, many of the most important commitments made separately at the international conferences and summits of the 1990s; • recognise explicitly the interdependence between growth, poverty reduction and sustainable development; • acknowledge that development rests on the foundations of democratic governance, the rule of law, respect for human rights and peace and security; • are based on time-bound and measurable targets accompanied by indicators for monitoring progress; and • bring together, in the eighth Goal, the responsibilities of developing countries with those of developed countries, founded on a global partnership endorsed at the International Conference on Financing for Development in Monterrey, Mexico in March 2002, and again at the Johannesburg World Summit on Sustainable Development in August 2002.	
Objectives and requirements	Implications for the LDP
Goals were drawn from the actions and targets contained in the Millennium Declaration. The Millennium Declaration was adopted by 189 nations and signed by 147 Heads of State and Governments during the UN Millennium Summit in September 2000. MDGs break down into 18 quantifiable targets, measured by 48 indicators. September 2001 – UN Secretary General produced the “Road Map towards the Implementation of the United Nations Millennium Declaration” which gives an overview of the situation, outlining potential strategies for action designed to meet the goals and	The Pembrokeshire LDP and Community Plan should be aware of this declaration and its content in preparing related policies.

commitments of the Millennium Declaration.	
Rio Declaration on Environment and Development (1992)	
The United Nations Conference on Environment and Development (informally known as the Earth Summit) met in Rio de Janeiro in June 1992 reaffirming the Declaration of the United Nations Conference on the Human Environment, adopted at Stockholm on 16 June 1972, and seeking to build upon it. The declaration aimed to establish a new and equitable global partnership through the creation of new levels of cooperation among States, key sectors of societies and people, work towards international agreements which respect the interests of all and protect the integrity of the global environmental and developmental system and recognise the integral and interdependent nature of the Earth.	
Objectives and requirements	Implications for the LDP
The Declaration has 27 principles intending to guide future sustainable development around the world. There are 12 core principles: 1. State sovereignty 2. Right to development 3. Sustainable development 4. Right to life and a healthy environment 5. Duty not to cause environmental harm 6. Intergenerational equity 7. Precautionary principle 8. Common but differentiated responsibilities (meaning developed countries and undeveloped countries share common, but unequal burdens) 9. Duty to assess environmental impacts 10. Right of public participation/ Environmental democracy (Obligates governments to establish a process for citizens and NGOs to obtain environmental information) 11. Common heritage in mankind 12. Common concern of mankind.	The Pembrokeshire LDP and Community Plan should be aware of this declaration and its content in preparing related policies.
World Summit on Sustainable Development, leading to the Johannesburg Plan of Implementation (2002)	
Summit was designed to review progress on implementing goals of the Rio Summit.	

To build on achievements made since the United Nations Conference on Environment and Development To take into account the principles of the Rio Declaration of Environment and Development. Both the Declaration and the Plan for Implementation are political documents, therefore they are not legally binding on government's The plan is designed to guide decisions in development, financial and investment for government's, international organisations and other stakeholders. The Plan of Implementation covers the following key themes: • Poverty Eradication • Changing unsustainable patterns of consumption and production • Protecting and managing the natural resource base of economic and social development • Sustainable Development in a Globalising World • Health and Sustainable Development • Sustainable Development of small island developing States • Sustainable Development for Africa • Other Regional initiatives		
EU Environmental Impact Assessment Directive (85/337/EEC)		
The Directive was amended in 1997. It relates to the assessment of the effects of certain public and private projects on the environment. Where projects are likely to have a significant environmental impact actions include: • Preventing creation of pollution at the source • Preventing direct unfavourable competitive conditions for the functioning of the common market • Achieving 1 of the community's objectives in the protection of the environment and quality of life • Assessments to be conducted based on information from the developer, which may be supplemented by authorities and those concerned members of the public • A minimal amount of information to be required for assessments	The Directive affects development proposals rather than Plans and is not directly relevant to the LDP or the Community Plan.	

Subject to a 5 years report after the notification of the directive on its application and effectiveness.	
EU Public Participation Directive (2003/35/EC)	
This Directive is concerned mainly with: • Community legislation in environment and human health aims. • Community legislation in decisions by public authorities or other authorities that is likely to have significant environmental, human health and well being implications. • Enables decision makers to increase levels of transparency, public participation/awareness/support in decision making process through taking into account relevant public concerns and points of view.	The Pembrokeshire LDP should aim to encourage and value public participation in the stages of the LDP/SA/SEA development where participation is required. One of the key aims of the Community Plan (in the Local Govt Act 2000) is to modernise how services work, including actively involving and engaging the community in decision making.
Environment 2010: Our Future, Our Choice - EU Sixth Environment Action Programme (EU, 2002)	
The latest Environment Action Programme gives a strategic direction to the Commission's environmental policy over the next decade, as the Community prepares to expand its boundaries. The new programme identifies four environmental areas to be tackled for improvements: • Climate Change; • Nature and Biodiversity; • Environment and Health and Quality of Life; and • Natural Resources and Waste.	
Objectives and requirements	Implications for the LDP
Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. Also includes objectives on stabilising greenhouse gases, halting biodiversity loss, reducing pollution and resource use. Under the EAP	In developing policies the plan makers need to be aware of these strategies and consider how their plan can influence positively issues such as air quality, the urban environment, natural

framework, Thematic Strategies are being developed on: • Air quality; • Soil Protection; • Sustainable use of Pesticides; • Marine Environment; • Waste Prevention and Recycling; • Sustainable Use of Natural Resources; and • Urban Environment.	resource use and waste prevention and recycling. Affected issues: air, soil, water, material assets, population, health and well being
Åarhus Convention (2001)	
The Åarhus Convention establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective. The Convention provides for: • The right of everyone to receive environmental information that is held by public authorities. This can include information on the state of the environment, but also on policies or measures taken, or on the state of human health and safety where this can be affected by the state of the environment. Public authorities are obliged, under the Convention, to actively disseminate environmental information in their possession; • The right to participate from an early stage in environmental decision-making. Arrangements are to be made by public authorities to enable citizens and environmental organisations to comment on, for example, proposals for projects affecting the environment, or plans and programmes relating to the environment • The right to challenge, in a court of law, public decisions that have been made without respecting the two aforementioned rights or environmental law in general.	
Objectives and requirements	Implications for the LDP
The Convention creates obligations in three fields or 'pillars': • Public access to environmental information; • Public participation in decision-making on matters related to the environment: provision; and • Access to justice (i.e. administrative or judicial review proceedings) in environmental	Public consultation and access to information supporting the decision-making process should be introduced in the procedures for the drawing up of the LDP in respects of matters covered by the legislation and Directives mentioned. The SEA Directive requires that public consultation

matters.	is carried out on the Draft Plan and its accompanying Environmental Report. Affected issues: noise and vibration
UK/National	
Securing the Future – UK Government Sustainable Development Strategy (2005)	
This strategy aims to promote sustainable development. It contains • Five principles (with a more explicit focus on environmental limits); • Four agreed priorities (sustainable consumption and production, climate change, natural resource production and sustainable communities); and • A new indicator set with new indicators such as on well being.	
Objectives and requirements	Implications for the LDP
The new objectives included within the strategy are: • Living within environmental limits; • Promoting good governance; and • Using sound science responsibly.	To implement this strategy the LDP should aim to promote sustainable development wherever possible. Sustainability is a cross cutting theme of the Community Plan. Affected issues: all
Shaping the Way We Work, Live and Play: Practical guidance on delivering sustainable development through the planning system WLGA (2007)	
The WLGA and project partners commissioned research to produce a practical guidance to assist all local planning authorities in Wales in successfully promoting and implementing sustainable development through the statutory planning system. The result is a menu of the key sustainability issues and implementation methods thought relevant and effective in most local planning authority contexts.	

Objectives and requirements	Implications for the LDP
Sustainable energy • To reduce the demand for energy from any source through designing and constructing energy efficient buildings. • To increase the percentage of energy generated from renewable sources. Sustainable water • To reduce the demand for potable water through increased efficiency, rainwater harvesting and water re-use. • To ensure that new developments do not increase the risk of flooding elsewhere through their water run-off. Sustainable resources • To encourage developers to use locally produced and / or sustainably sourced materials in the construction of developments, their settings and boundaries. • To minimise the impact of the build process on the environment, in particular minimising waste, energy use, water use whilst protecting soil and managing noise levels. Sustainable economy • To promote a greener economy through supporting more sustainable business sectors and sustainable location models such as eco-parks and working from home. • To enable local people to benefit from job opportunities produced by new developments, whether by the use of traditional skills or through new training opportunities. Biodiversity and developments • To protect and enhance the natural environment by ensuring that opportunities are taken to integrate biodiversity throughout the design of new developments. Health and well-being – open space • To increase access to public open space for physiological and psychological benefit, ensuring that a range of types of open space are available at an appropriate distance to residents. • To ensure access to private open space to facilitate psychological well-being and to provide the opportunity to grow food. Place making	This document sets a series of suggestions which encourage good practice however, it is not intended that planning authorities should adopt all policies suggested. However the guidance does provide a starting point to address sustainable development.

• To ensure that new developments meet good design standards and have full regard to the context in which they are situated. • To ensure that new developments play their part in reducing the incidence of crime and the fear of crime. Supporting communities • To provide housing which meets the requirements of the whole community, including those in need of affordable housing and those with other special needs, providing a range of dwelling sizes and types that supports the local community and create mixed and socially inclusive communities. • To support and enhance local culture and heritage. • To ensure that appropriate community facilities are available within a suitable distance. Sustainable transport • To reduce the need to travel, thus reducing carbon emissions and social exclusion. • To support alternatives to the private car to reduce the negative impacts of travel whilst increasing personal fitness. • To promote social inclusion, street vitality and reduce crime by encouraging people to walk and cycle in a safe environment.	
One Wales: A Progressive Agenda for the Government of Wales (An agreement between the Labour and Plaid Cymru Groups in the National Assembly 27th June 2007)	
It offers a progressive agenda for improving the quality of life of people in all of Wales's communities, from all walks of life, and especially the most vulnerable and disadvantaged. Working together, Plaid Cymru and Labour have devised a programme of government which meets these challenges head on. Their ambition is to transform Wales into a self-confident, prosperous, healthy nation and society, which is fair to all.	
Objectives and requirements	Implications for the LDP
The One Wales provides a progressive agenda for Wales with themes of: • A strong and confident nation • A healthy future • A prosperous society	The LDP should have regard to the One Wales document. Many of the priorities in One Wales are reflected in other key plans which the community plan will reflect – e.g. commitment to tackle child poverty in CYPP is consistent

• Living communities • Learning for life (education and skills) • A fair and just society • A sustainable environment • A rich and diverse culture. The document also sets out governance arrangements for the coalition between the Labour and Plaid Cymru groups in the National Assembly.	with One Wales.
Making Wales a Better Place (2005)	
To fulfil our commitment to the Welsh Assembly Government by setting out our actions and targets for delivering environmental improvements between 2005 and 2008.	
Objectives and requirements	Implications for the LDP
This plan sets out actions and targets in relation to key themes: • A better quality of life • An enhanced environment for wildlife • Cleaner air for everyone • Improved, protected inland and coastal waters • Restored, protected land with healthier soils • A 'greener' business word • Wiser, sustainable use of natural resources • Limiting and adapting to climate change • Reducing flood risk Targets and indicators have been set for the period 2005-2008.	The LDP should aim to contribute to an improved environment. The Community Plan reflects the priorities in the Wales Environment Strategy (see below).

Creating a better Wales – creating a better place, local contribution for Wales 2006-2011	
Updated corporate plan which sets out priorities for the period 2006-2011 to improve the environment in Wales.	
Objectives and requirements	Implications for the LDP
Priorities for the environment in Wales over the next five years relate to: • Climate change • Flooding • Good environmental quality • Waste • Businesses adopting environmental management systems • Integrated management of land and water • Protecting biodiversity and ecosystems • Working to protect and enhance Wales' natural environment and encourage people to make use of access opportunities in the countryside, for the benefit and well being of all.	The LDP and Community Plan should have regard to the priorities for the environment in Wales.
Environment Strategy for Wales (2006)	
This is the Welsh Assembly Government's long-term strategy for the environment of Wales. The purpose of the strategy is to provide the framework within which to achieve an environment that is clean, healthy, biologically diverse and valued by the people of Wales. The strategy focuses on five environmental themes: addressing climate change; sustainable resource use; distinctive biodiversity, landscapes and seascapes; our local environment; and environmental hazards. The report is monitored annually and action plans produced.	
Objectives and requirements	Implications for the LDP
Addressing climate change: • Minimise greenhouse gas emissions; and	The LDP should aim to contribute to the achievements of these commitments by setting appropriate objectives and measures.

• Improve resilience to the impacts of climate change. Sustainable use of resources: • Minimise amount of waste generated; universal acceptance of principle of reduce, re-use and recycle; reduce waste going to landfill; • Design products for minimal waste and high resource use efficiency; • Manage water resources sustainably without causing environmental damage; • Increase water efficiency and maintain water quality; • Manage soil resources to safeguard its ability to support life; and • Minimise environmental impact of extracting minerals and aggregates; use alternative materials or recycled aggregates where possible. Distinctive biodiversity, landscapes and seascapes: • Halt the loss of biodiversity, and begin to see recovery; improve biodiversity in wider environment through appropriate management; • Improve condition of SSSI sites; • Manage our seas to support clean and healthy ecosystems that are biologically diverse and productive; and • Maintain and enhance quality and diversity of landscape and seascape character. Our local environment: • Built environment reflects local distinctiveness and supports strong communities; easy and equitable access to open space; widespread and equitable access to the countryside; • New buildings in Wales to meet high environmental quality standards; maintain historic building stock to high standards; • Minimise environmental nuisances such as litter, graffiti, noise pollution etc; • Increasing numbers of people choose to walk or cycle for transportation; and	Special attention should be paid to: • Resource efficiency • Climate change mitigation and adaptation • Protection of soils as carbon stores • Potential carbon offsetting for new developments • Flood risk • Diffuse water pollution (run-off) • Loss of biodiversity, fragmentation of habitats • Changes to landscape character • And inter-linkages between these issues The Community Plan's reflects the issues above, especially in its promoting a clean, healthy and valued environment priority. Affected issues: climatic factors, water, air quality, landscape, biodiversity, flora and fauna, material assets

• Manage risk of flooding from rivers and the sea, and how to adapt to that risk. Environmental hazards: • Reduce air pollution; undertake remedial action on identified contaminated land; • Maintain and enhance quality of water sources; understand and manage diffuse pollution sources; and • Minimise the risk posed by exposure to chemicals.	
A Living Wales – a new framework for our environment, our countryside and our seas, Welsh Government (2010)	
The Natural Environment Framework (NEF) will focus on managing our environment as a whole rather than focusing on separate parts. It will also help us to meet future biodiversity targets. This will have a stronger focus on sustainable land and marine management in Wales and it will adopt an ecosystems approach.	
Objectives and requirements	Implications for the LDP
• A written statement produced along with 'narratives' which outline work to date. • These updates give a snap shot of our thinking on the development of the Natural Environment Framework.	The LDP will need to consider the Natural Environment Framework. Affected issues: biodiversity, material assets, climatic factors, water, cultural heritage
Planning Policy Wales (Edition 4, 2011)	
Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes and National Assembly for Wales / Welsh Office circulars. PPW, the TANs and circulars together comprise national planning policy which should be taken into account by local planning authorities in Wales in the preparation of unitary development plans (UDPs). In addition, PPW sets out a commitment to sustainable development.	
Objectives and requirements	Implications for the LDP
Several key policy objectives are set out:	The LDP should contribute to these objectives

• Promote resource efficient settlement patterns; • Minimise the demand for travel; • Contribute to climate protection/ promotion of renewable energy; • Minimise the risk of flooding; • Promoting sustainable communities; • Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted; • Help to ensure the conservation of the historic environment and cultural heritage; and • Minimise the use of non-renewable resources and maximise efficiencies in their use.	by promoting renewable energy, higher resource efficiency, protecting the environment, and ultimately establishing locally distinct, sustainable communities. Affected issues: material assets, climatic factors, water, biodiversity, cultural heritage
Planning Policy Wales Companion Guide (June 2006)	
The new LDP system established in Part 6 of the Planning and Compulsory Purchase Act (2004) commenced fully in 2005. The LDP Regulations were published in October 2005 and LDP Wales in December. LDP Wales provides broad policy on the new system, including an overview of plan form and content. A Manual supporting LDP Wales has been published, providing technical guidance on the process of plan preparation. The Planning Policy Wales Companion Guide is designed to complement these documents.	
Objectives and requirements	Implications for the LDP
The Companion Guide provides information on: Policy guidance including: planning for sustainability, development plans, making and enforcing planning decisions, conserving and improving natural heritage and the coast, conserving the historic environment, supporting the economy, transport, housing, planning for retailing and town centres, tourism, sport and recreation, infrastructure and services, environmental risks and pollution. Key issues are identified for consideration.	The LDP should contribute to these objectives by promoting renewable energy, higher resource efficiency, protecting the environment, and ultimately establishing locally distinct, sustainable communities.

The Guide also includes policy schedules for LDPs.	Affected issues: material assets, climatic factors, water, biodiversity, cultural heritage
TAN 3 - Simplified Planning Zones (1996)	
Local planning authorities have a statutory duty to keep under review whether Simplified Planning Zone (SPZ) schemes are desirable in their area. An SPZ is one way in which an authority can help secure development or redevelopment of part of its area. An SPZ allows the developer or landowner to avoid delay incurred in determining planning applications for successive stages of development. It also provides certainty on what is permitted and flexibility to make changes within the framework of the scheme.	
Objectives and requirements	Implications for the LDP
Local planning authorities are required to notify the Secretary of State that they intend to make or alter an SPZ scheme. In addition, it is advised to consult the following bodies: the Countryside Council for Wales, Cadw, Environment Agency, Railtrack, Wales Tourist Board and Local Archaeological Trust. SPZs may not be set up in National Parks, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Green Belts, conservation areas or any other area excluded by an order made by the Secretary of State. Certain developments, including mineral and waste disposal proposals, cannot be granted permission by SPZ schemes. SPZ schemes do not require environmental assessment (EA) nor can they grant planning permission for development which would require an EA.	There are no Simplified Planning Zones in Pembrokeshire. The LDP should seek to balance the need for economic development with their likely environmental and social implications. Affected issue: all
TAN 9 - Enforcement of Planning Control (1997)	
The town and country planning system regulates the development and use of land in the public interest. Responsibility for determining whether proposed development should be granted planning permission rests initially with the local planning authority; as does the decision on whether unauthorised development should be allowed to continue or should be enforced against. A private citizen cannot initiate enforcement action, but may advise the local planning authority of a breach of planning control he or she may believe has occurred.	

Objectives and requirements	Implications for the LDP
Although it is not a criminal offence to carry out development without first obtaining any necessary planning permission, such action is to be discouraged. The fact that enforcement action is discretionary and should be used as a last resort and only when it is expedient, should not be taken as condoning the wilful breach of planning controls. Powers are available to local planning authorities to bring unauthorised development under planning control, and it is for them to decide which power, or combination of powers, to use.	The LDP should seek to utilise planning control to contribute towards sustainable development. Affected issue: all
Beyond Boundaries: Citizen-Centred Local Services for Wales (2006)	
This document presents a review of local service delivery in Wales. The review aimed to identify improvements in the arrangements for local service delivery which are as radical and innovative as necessary, and to examine how existing arrangements for accountability could be used to support this innovation.	
Objectives and requirements	Implications for the LDP
The document focuses on themes which influence the performance of services across sectors, including: • Organisational structures; • Governance and accountability; • Performance management; • Strategy and planning; • Business process; and • Finance.	The LDP should facilitate delivery of better public services in the most appropriate locations. The Community Plan, through the LDP, will seek to deliver citizen focussed services. Affected issue: all
TAN 22 - Sustainable buildings (2010)	
TAN 22 is to help local planning authorities and developers to implement the national planning policy on sustainable buildings.	

Objectives and requirements	Implications for the LDP
This guidance provides an introduction to: • Sustainable buildings and the standards of assessment; • The design solutions that may be used to meet these Standards; and • Further design guidance on delivering low carbon buildings. The TAN also sets out a policy implementation map to guide developers and local planning authorities through the steps necessary. The TAN also provides guidance for LDPs.	The LDP should utilise planning control to contribute towards sustainable development. Affected issue: all

Pembrokeshire Planning and Supplementary Planning Guidance

Pembrokeshire Joint Unitary Development Plan (Adopted 2006)	
Provides a framework for development and planning decisions taken by the Council and Pembrokeshire Coast National Park for the period 2000 – 2016.	
Objectives and requirements	Implications for the LDP
The LDP will replace the JUDP and is informed by a fresh evidence base. The Pembrokeshire Coast National Park is preparing a separate LDP.	Affected issues: all
Pembrokeshire Coast National Park Management Plan 2003-2007 Pembrokeshire Coast National Park Management Plan 2009-2013	
Objectives and requirements	Implications for the LDP
Sets the direction for the Park's work programmes and those of its partners. • Sets the vision for the future of the PCNP with targets and objectives • Reports on the current position of the PCNP • Identifies opportunities and threats • Identifies partner's current and future roles • Features key projects and initiatives • Currently under review for 2008-2012.	The LDP should have regard to the Management Plan's objectives, priorities and initiatives. Affected issues: all
Pembrokeshire Coast National Park Local Development Plan (end date 2021)	
The Pembrokeshire Coast National Park has prepared a separate Local Development Plan which will guide development and planning decisions taken in the National Park. It was adopted in October 2010.	

Objectives and requirements	Implications for the LDP
Planning decisions will be made in accordance with the Local Development Plan unless material considerations indicate otherwise. The Local Development Plan will therefore provide the essential framework for rational and consistent decision making.	The council is encouraged to develop its LDP in close liaison with the National Park to ensure the two plans are compatible with each other and support the same key issues affecting Pembrokeshire. Initial work on the next version of the Community Plan will highlight issues raised by the PCNPA LDP. Affected issues: all
Pembrokeshire County Council and Pembrokeshire Coast National Park Supplementary Planning Guidance on Safeguarding Coal Reserves in Pembrokeshire (2007)	
Supplementary Planning Guidance documents have been produced to supplement the JUDP. This Supplementary Planning Guidance deals specifically with safeguarding coal resources in the County, including the National Park. Safeguarding the resource does not necessarily indicate an acceptance of working but that the location and quality of the resource is broadly known and that the environmental constraints associated with the working have been considered. This SPG is prepared to supplement the policies in the JUDP and, in addition to safeguarding the coal resource, to ensure that any coal and coal related developments take place in accordance with full regard to protection of the environment and the principles of sustainable development.	
Objectives and requirements	Implications for the LDP
The document seeks to outline the guidance for developers and other interested parties in understanding the context of coal related developments and how they are related to the Pembrokeshire Coalfield and the national and local policies and guidance. There is information to assist in drawing up proposals for coal related developments, submitting planning applications and post decision matters. The guidance also provides guidance including:	SPG may in due course be amended on production of the LDP. However, the LDP should take account of safeguarding coal resources in the County. Affected issues: material assets

• Areas of high constraint for coal development; • Identifies potential impacts of coal related development; • Planning application issues; • Environmental Impact Assessments; • Development control considerations; • Site based operational considerations; • Restoration and after-care; • Planning conditions.	
Pembrokeshire County Council Supplementary Planning Guidance on Affordable Housing in Pembrokeshire (2006)	
The SPG addresses affordable housing in Pembrokeshire. On housing sites of 10 units or more in the main towns and 5 units or more elsewhere developers will be expected to provide affordable housing. This SPG explains the options for providing affordable housing. A consultation report describes how, and who, was consulted on the SPG and is accompanied by a response to the comments received during the public consultation period. This SPG is prepared to supplement the policies in the JUDP.	
Objectives and requirements	Implications for the LDP
The affordable housing to be provided by developers under these planning policies will be either: Affordable Housing for Rent OR Low Cost Home Ownership. The guidance sets out who the affordable housing should be provided for and how it will be kept affordable. The SPG contains guidance on: • Affordable housing for rent • Low cost home ownership • The provision of land • Off site provision • Self build with community land trusts	The LDP should have regard to the SPG on affordable housing. Affected issues: Population

Pembrokeshire County Council Supplementary Planning Guidance on Building in a Sustainable Way (2006)	
This document entitled 'Building in a Sustainable Way' is adopted as Supplementary Planning Guidance by Pembrokeshire County Council in order to promote sustainable development. It is aimed at encouraging developers and applicants to consider sustainable development from the earliest stage of the design process and go beyond minimum standards. This SPG is prepared to supplement the policies adopted in the JUDP.	
Objectives and requirements	Implications for the LDP
The SPG outlines the characteristics of sustainable building including: • Location • Mixed Use Development • Sustainable Travel • Site Planning • Building Orientation • Building Density, Form and Height • Lighting • Ventilation • Heating and Insulation • Energy • Water Conservation • Sustainable Drainage • Landscape and Biodiversity • Design Out Crime • Flexible and Adaptable Buildings • Materials • Waste • Re-use and recycle materials Details are also given with respect to Energy Design Advice Report, BREEAM and EcoHomes Assessment.	The LDP should have regard for the SPG.

Pembrokeshire County Council Supplementary Planning Guidance on Low Impact Development (2006)	
This SPG relates to low impact development – where development has to comply with Policy 52 of the Pembrokeshire County Council JUDP.	
Objectives and requirements	Implications for the LDP
Low impact development that makes a positive contribution will only be permitted where: 1. The proposal will make a positive environmental, social and/or economic contribution with public benefit; and 2. All activities and structures on site have low impact in terms of the environment and use of resources; and 3. Opportunities to reuse buildings which are available in the proposal's area of operation have been investigated and shown to be impracticable; and 4. the development is well integrated into the landscape and does not have adverse visual effects; and 5. the proposal requires a countryside location and is tied directly to the land on which it is located, and involves agriculture, forestry or horticulture; and 6. The proposal will provide sufficient livelihood for and substantially meet the needs of residents on the site; and 7. The number of adult residents should be directly related to the functional requirements of the enterprise; and 8. In the event of the development involving members of more than one family, the proposal will be managed and controlled by a trust, cooperative or other similar mechanism in which the occupiers have an interest.	The LDP should have regard for the SPG on low impact development.
Milford Haven Port Masterplan	
Milford Haven Port Authority commenced preparation of a Masterplan for the Port in early 2010.	
Objectives and requirements	Implications for the LDP
The purpose of the Masterplan is to:	The LDP should have regard of the masterplan

• Clarify the port's own strategic planning for the medium to long term. • Assist regional and local planning bodies and transport network providers in preparing and revising development strategies. • Inform port users, employees and local communities as to how the port may develop over the years in response to market and opportunities to strengthen industrial productivity. • Maximise use of existing infrastructure. • Deliver environmental gains based on more effective logistics and production networks.	in developing policies.
Area Specific Wales Spatial Plan: Pembrokeshire The Haven Complementary Study	
This study has been undertaken recognising the important cross-boundary issues that exist between the settlements in Pembrokeshire, Carmarthenshire and the Pembrokeshire Coast National Park as identified in the Wales Spatial Plan, by all three planning authorities and the Welsh Government.	
Objectives and requirements	Implications to the LDP
The study identifies how the different settlements within the 'Pembrokeshire – The Haven' area can fulfil different roles and recommends key actions for the future.	The LDP should have regard to the findings of the study and deliver the key actions through policies and proposals.

Neighbouring Authorities Plans

Ceredigion County Council Local Development Plan	
Ceredigion County Council submitted the LDP Deposit Version Documents to the Welsh Government in December 2011. The Local Development Plan will guide development and planning decisions taken in the County of Ceredigion.	
Objectives and requirements	Implications for the LDP
Planning decisions will be made in accordance with the Local Development Plan unless material considerations indicate otherwise. The Local Development Plan will therefore provide the essential framework for rational and consistent decision making.	The council is encouraged to be aware of the neighbouring authorities' LDPs to ensure the two plans are compatible with each other and support the same key issues. Affected issues: all
Carmarthenshire Local Development Plan	
Carmarthenshire County Council published the Deposit Local Development Plan in June 2011. The Local Development Plan will guide development and planning decisions taken in the County of Carmarthen.	
Objectives and requirements	Implications for the LDP
Planning decisions will be made in accordance with the Local Development Plan unless material considerations indicate otherwise. The Local Development Plan will therefore provide the essential framework for rational and consistent decision making.	The council is encouraged to be aware of the neighbouring authorities LDP's to ensure the two plans are compatible with each other and support the same key issues. Affected issues: all
The Pembrokeshire Coast National Park Authority Local Development Plan (end date 2021)	

The Pembrokeshire Coast National Park Authority has prepared a Local Development which will guide development and planning decisions in the National Park.	
Objectives and requirements	Implications for the LDP
Planning decisions made in accordance with the Local Development Plan unless material considerations indicate otherwise. The Local Development Plan will therefore provide the essential framework for rational and consistent decision making.	The LDP has to take into account the close relationship with the Pembrokeshire Coast National Park. It should be compatible in terms of vision, objectives, policies and approach to key policy areas, including the building of sustainable communities, the promotion of a sustainable economy, the protection of the environment, achieving sustainable accessibility and respecting the distinctiveness of each plan area and those who live in, work and visit those areas. Affected issues: all

APPENDIX 11: Requirements of SEA Directive

(From ODPM Practical Guide to SEA Directive 2005)

Requirements	Stage/ where covered in report
Preparation of an environmental report (SA Report) in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	A / SA Scoping Report Section 2 and SA Scoping Report Appendix 1; Plans updated in Appendix 8 of this SA Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A / SA Scoping Report: Section 2 and Appendix 2; Chapter 9 of this SA Report; Appendix 7 of this SA Report.
c) The environmental characteristics of areas likely to be significantly affected;	A / SA Scoping Report; and Appendix 7 of this SA Report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	A / SA Scoping Report: Section 2 and Appendix 2; Appendix 7 of this SA Report and HRA Report.
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	A, B / SA Scoping Report: Section 2 and Appendix 1; and Appendix 8 of this SA Report; and Chapter 3 of the LDP Deposit.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	B / SA Scoping Report and Initial SA Report: Chapter 8. C / This SA Report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	B, C / Initial SA Report and this SA Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	B, C / Options assessment: Chapter 5 and 6, Appendix 3. Initial SA Report; this SA Report.
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	B, C, E / Chapter 13 of this SA Report.
j) a non-technical summary of the information provided under the above headings.	B, C / Chapter 1 – a full non-technical summary is present in the SA Report.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately	C / Throughout SA Report.

assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	
Consultation: • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4).	A / SA Scoping Report B, C / Initial SA Report and this SA Report.
• authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	B, D / Consultation on the Preferred Strategy and SA of the Preferred Strategy took place. The LDP will be consulted with this SA Report in 2011.
• other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	D / not applicable at this stage.
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	D / not applicable at this stage.
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed: • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10).	D / not applicable at this stage.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10).	B, E / Not applicable at this stage.
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive (Art. 12).	Not applicable at this stage.