

Pembrokeshire County Council
Local Development Plan 2
2017-2033

Sustainability Appraisal Report – Deposit Plan

Public Consultation Version
15th January 2020 – 11th March 2020

Table of Contents

Chapter 1: Non-Technical Summary	4
Introduction	4
SA/SEA process.....	4
Sustainability Appraisal Framework.....	5
LDP 2 Deposit	6
Method of Appraisal.....	8
Conclusions of Appraisal	8
No-plan or business as usual scenario	9
Cumulative and in-combination effects	9
Habitats Regulations Appraisal and other assessments	9
Next Steps.....	10
Commenting on this report	10
Chapter 2: Introduction.....	11
Background	11
SA/SEA Process	11
SA Scoping Report and Initial SA Report.....	11
LDP Preferred Strategy	12
LDP Deposit	12
LDP Vision	12
Structure of this report	14
Chapter 3: SA Framework and SA Methodology	16
Introduction	16
Sustainability Appraisal Framework.....	16
SA Objectives.....	16
Sustainability Appraisal of the Deposit.....	17
Chapter 4: Summary of Assessments	20
SA of the LDP Vision	20
Compatibility of the LDP Objectives with the SA Objectives	20
SA of the Preferred Option for the Deposit Plan	20
Chapter 5: Assessment of the Strategic Policies	22
Introduction	22
Conclusions of Appraisal of Strategic Policies	25
Chapter 6: Assessment of the General Policies	27
Introduction	27
Conclusions of Appraisal of General Policies.....	32
Chapter 7: Assessment of LDP Allocations	33

Background	33
Chapter 8: No Plan Scenario.....	35
Background	35
Conclusion of No Plan Scenario	38
Chapter 9: In-combination and Cumulative Effects.....	39
Introduction	39
Cumulative Effects Assessment of Policies	41
Conclusions of In-combination and Cumulative Effects Assessment	41
Chapter 10: Habitats Regulations Appraisal.....	48
Chapter 11: Summary and Next Steps.....	49
Summary	49
Monitoring	49
Appendices	54
APPENDIX 1: SA of the LDP Vision	54
APPENDIX 2: Compatibility of the SA and LDP Objectives	64
APPENDIX 3: SA of Preferred Strategic Option.....	67
APPENDIX 4: Assessment of the Strategic Policies	76
APPENDIX 5: Assessment of the General Policies.....	139
APPENDIX 6: Assessment of Allocations	248
APPENDIX 7: SA Report Consultation Comments Form	471
APPENDIX 8: Requirements of SEA Directive.....	475

Chapter 1: Non-Technical Summary

Introduction

- 1.1. Pembrokeshire County Council is preparing a Replacement Local Development Plan (LDP2). The Local Development Plan 2 is a requirement of the Planning and Compulsory Purchase Act 2004. This will replace the Local Development Plan 2013-2021 and set out the development strategy and policy framework for the development and conservation needs of the area of Pembrokeshire excluding the National Park for the period from 2017 to 2033. As part of the process for preparing the plan a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) will test the LDPs contribution towards sustainable development. This is a statutory requirement.
- 1.2. Section 3.4.2 of the LDP Manual (Edition 2) states that the methodology of the original SA is likely to be most appropriate. This is the approach taken. The SA framework remains relevant and therefore the SA objectives would be taken forward and have been reviewed where appropriate to account for changes in legislation and other matters.

SA/SEA process

- 1.3. There are five stages in the SA process comprising:
 - Stage A: Setting the context and objectives, establishing the baseline evidence and deciding on the scope
 - Stage B: Developing and refining options/alternatives and assessing effects
 - Stage C: Preparing the Sustainability Appraisal (SA) Report. This is known as the Environmental Report according to SEA Regulations, however this report uses the term SA Report throughout.
 - Stage D: Consult on the preferred option of the development plan and the findings of the SA Report
 - Stage E: Monitoring significant effects of implementing the development plan.
- 1.4. The first stage of the SA process was to produce a Scoping Report (See SA Scoping Report). The report set the context and scope of the assessment and included a report on the current state of the environment, and on the social and economic situation in the County. Key sustainability issues were identified and objectives set to address these sustainability issues. The LDP2 will be tested against these objectives to ensure the plans contribute towards sustainable development. The SA Scoping Report was consulted on with the statutory consultees and agreed. This document should be read in conjunction with the Scoping Report, and its Appendices, which will be updated accordingly throughout plan production.
- 1.5. An Initial SA Report assessed the Local Development Plan 2 Preferred Strategy (see Initial SA Report 2018). The Preferred Strategy and Initial SA Report were consulted upon. Comments made on the Preferred Strategy were incorporated into the LDP Deposit 2.
- 1.6. This SA Report provides an assessment of the LDP 2 Deposit.

- 1.7. The SA of the Pembrokeshire County Council LDP 2 Deposit has been carried out in accordance with guidance from the Welsh and UK Governments.

Sustainability Appraisal Framework

- 1.8. A sustainability framework was developed from the current baseline, sustainability issues and context with other legislation, plans and programmes, which are defined in terms of Sustainability Appraisal Objectives (see below). The development of the SA Objectives is documented in the SA Scoping Report which was subject to statutory consultation. The health objective also incorporates mental health and well-being.
1. Develop and maintain a balanced population structure.
 2. Promote and improve human health and well-being 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.
 4. Minimise the need to travel and encourage sustainable modes of transport.
 5. Provide a range of 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.
 7. Protect and enhance the role of the Welsh language and culture.
 8. Provide a range of good quality employment opportunities accessible to all sections of the population.
 9. Support a sustainable and diverse local economy.
 10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change.
 11. Maintain and improve air quality.
 12. Minimise the generation of waste and pollution.
 13. Encourage the efficient production, use, re-use and recycling of resources.
 14. Maintain and protect the quality of inland and coastal water.
 15. Reduce the impacts of flooding and sea level rises.
 16. Use land efficiently and minimise contamination.

17. Safeguard soil quality and quantity.
18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems.
19. Protect and enhance the landscape and geological heritage.
20. Encourage quality locally distinct design that complements the built heritage.
21. Protect, enhance and value the built heritage and historic environment.

LDP 2 Deposit

- 1.9. The Deposit evolved from the Preferred Strategy and developed from informal consultations on a range of documents¹ including a Draft Vision which describes the type of place that Pembrokeshire should be in 2033 and sets Objectives which need to be met to make this happen. The Strategy sets out how the Council considers new growth should be apportioned and delivered across the Plan area, with Strategic Policies setting out specific approaches in different locations and for different development types. The Draft Issues, Vision and Objectives 2018 was produced and consulted upon as well as a Strategic Housing Options 2018. These informed the Preferred Strategy and underwent sustainability appraisal and are available on the website.
- 1.10. The Deposit includes the vision, objectives, strategy and policies which were developed further following the consultation on the Preferred Strategy.

LDP Vision

- 1.11. The LDP vision states:

In 2033 Pembrokeshire is a place with strong resourceful communities, where challenges of rurality and climate change are successfully tackled. A distinctive sense of place exists based on its natural landscape, cultural, built and linguistic heritage. Homes are provided for all and a strong economy enables people of all ages to live, work and thrive in the County. Employment opportunities linked to start-up businesses, tourism, rural diversification, the green and blue energy industry and new sectors linked to the strategic opportunities provided by the Milford Haven Waterway and links to Ireland are promoted. Town Centres are vibrant places where a range of uses take place. Development is supported by key infrastructure. Across the County green infrastructure and biodiversity are enhanced with accessible and healthy environments delivered for both people and wildlife.

¹ See reports on Vision, Issues and Objectives and Strategic Housing Options and respective SA documents at <https://www.pembrokeshire.gov.uk/local-development-plan-review/strategic-options>

LDP Objectives

1.12. The 11 LDP Objectives were developed from the LDP vision, County Councillor and key stakeholder involvement, and consultation of the Preferred Strategy and set out the issues identified to be addressed through the LDP.

- A) Mitigate and respond to the challenge of Climate Change.
- B) Deliver high quality development where place-making is supported by sustainable design which responds appropriately to cultural and built heritage, landscape and townscape.
- C) Sustain and enhance the rural and urban economy by supporting start-up businesses, rural diversification, changing agricultural practices, the visitor economy, and the expansion of Small and Medium Enterprises
- D) Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services.
- E) Build on the County's strategic location for green/blue energy, maritime and port related development
- F) Protect and promote the Welsh language.
- G) Support a range of uses in Town Centres to assist regeneration.
- H) Promote accessible and healthy environments for both people and wildlife through the protection and delivery of green infrastructure.
- I) Improve access to goods and services by facilitating improvements in infrastructure² and community facilities and directing development to sustainable locations.
- J) Protect and enhance the County's environment, biodiversity and habitats.
- K) Prevent waste arising and ensure resources are used responsibly.

LDP Strategy

1.13. The LDP strategy has been developed based on a review of the evidence base and in conjunction with stakeholders. Levels of growth make provision for 6,800 new homes and 2,200 new jobs over the Plan period (or 425 new homes a year).

1.14. Growth is across the Plan area in accordance with a spatial strategy which promotes sustainable development. A Settlement Hierarchy groups settlements into different categories based on the level of services and facilities located within them and there is a urban rural split of housing

² Note that infrastructure includes mobile and broadband provision, transport improvements and sewerage capacity.

allocations of 60%/40%. With a specific Rural Policy approach in what is defined as Local Villages in the Settlement Hierarchy. 19 Strategic Policies are supported by 47 General Policies. These seek to support the Plan in relation to the environmental and socio-economic characteristics of the area. Specific allocations have also been provided to support the Plan strategy.

Method of Appraisal

- 1.15. The sustainability appraisal was carried out for the LDP Vision and Objectives, Spatial Options and Strategic Options and the Preferred Strategy, during their production. This report updates those assessments where they have changed and provides the SA of the Deposit.
- 1.16. The compatibility of the LDP Objectives with the SA Objectives was assessed using a matrix. The Spatial Options, Strategic and General Policies and allocations were assessed against the SA Objectives with a commentary to expand on the assessment setting out the reasoning behind the prediction of the effects of the Plan and hence its ability to meet the requirements for sustainable development. The appraisal of the Strategic Policies was carried out by comparing the Policies against the SA Objectives and in addition to the commentary/explanation column a further two columns were included in the table to determine whether the policy contributes to meeting the SA Objective and whether the policy is compatible with the SA Objective. Allocated sites were appraised by highlighting those SA Objectives of critical importance to the allocated site. The sites have already been through a screening process which included a variety of constraints, including sustainability.

Conclusions of Appraisal

LDP Vision and Objectives

- 1.17. The appraisal of the Vision and 11 LDP Objectives sought to test their compatibility against the SA objectives, thereby identifying any potential conflict or omission between both sets of objectives. The appraisal matrices (see Appendix 1 and 2) revealed that the objectives are broadly consistent with the sustainability objectives.

Deposit Strategy

- 1.18. The chosen Option for housing proposes a 60%:40% split of development which focuses on distributing housing in settlements according to the current level of services provided within them. With 60% in urban towns with an urban character and 40% in individual rural settlements with a good level of service, directing growth to a greater range of small and medium sized sites. In terms of the assessment this provides opportunities for positive impacts on the SA Objectives, particularly in terms of those social and economic objectives. Policies in the plan will seek to mitigate for any potential negative effects, particularly in relation to biodiversity.

Strategic and General Policies

- 1.19. The 19 Strategic Policies and 47 General Policies were assessed against the SA Objectives, most of the Policies were compatible and contributed towards meeting the SA Objectives. The policies were assessed by the County Council's planning and specialist officers to predict their impacts with regard to the Sustainability Appraisal Objectives. Specifically, the SA helped to ensure that the development of the policies was in line with SA Objectives from the outset and the policies were refined and re-worded to ensure greater compatibility with the SA Objectives.

Allocations

- 1.20. Allocated sites that will deliver the LDP strategy have been assessed against the SA Objectives to ensure they contribute towards positive environmental, social and economic impacts on the county.

No-plan or business as usual scenario

- 1.21. The no plan or business as usual scenario was also assessed according to the requirements of the SEA Directive. This was to determine the sustainability effects in the absence of the plan and therefore further demonstrates the contribution of the new plan to sustainable development.
- 1.22. The sustainability issues and the resultant SA Objectives identified for Pembrokeshire have been analysed to assess the likely scenario if there was no LDP for 2017-2033. This prediction was difficult as it is dependent upon a wide range of unknown factors. The current LDP is valid until 2021, after this national policy will apply. The scenario is based on the likely implications for Pembrokeshire in the absence of a framework to guide the use and development of land. Where other plans, programmes and policies that may also influence these issues, such as national policy, these are given as an example.

Cumulative and in-combination effects

- 1.23. The temporal and cumulative nature of the predicted effects was explored where possible and details were provided in the commentary. More detailed determination of the temporal and cumulative aspects as well as consideration of mitigation measures will be undertaken iteratively through the SA/SEA stages in which more specific policies and strategic sites will be appraised.

Habitats Regulations Appraisal and other assessments

- 1.24. Habitats Regulations Appraisal (HRA) of the likely significant effects of the LDP on Natura 2000 sites is also required under Article 6(3) of the Habitats Directive (92/43/EEC) and the Conservation of Habitats and Species Regulations 2017. There are a number of Natura 2000 sites designated for their habitats and species which were considered. HRA has been carried out throughout the production of the Plan, and reported separately but parallel to this SA process. The LDP was assessed against the conservation objectives

for the Natura 2000 sites and will be consulted on with the statutory consultees and as part of the wider LDP consultation. The LDP is unlikely to have a significant effect on European sites.

- 1.25. The LDP Manual states that an integrated appraisal can include signposting where some issues and objectives may need deeper assessments such as race, equalities, Welsh language or health impact assessments. The Strategic Environmental Assessment of the Local Development Plan Review will specifically consider public health issues as part of its requirements. However, if it is found that certain issues arising require more in depth assessment a Health Impact Assessment may be carried out as a separate process.

Next Steps

- 1.26. A full public consultation on this SA Report (known as the Environmental Report according to the SEA Regulations) and the LDP Deposit takes place from 15th January 2020 to 11th March 2020.
- 1.27. Following consultation the SA Report will be updated according to the consultation responses. Alternatives and changed options and policies as a result of the consultation will be re-assessed where necessary.
- 1.28. This SA Report presents an extensive SA of the detailed policies, and allocated land and will also ensure the LDP contributes to the achievement of sustainable development. This SA Report will then be consulted on alongside the Deposit LDP, any changes to this will be re-assessed and incorporated before the plan is submitted for examination. Finally, the significant effects of implementing the plan will be monitored. In parallel with annual monitoring of the LDP2. This is based on potential indicators which were suggested in the SA Scoping Report and Initial SA Report and have been developed as the plan progressed.

Commenting on this report

- 1.29. This report will be subject to public consultation from 15th January 2020 to 11th March 2020. Please comment using the consultation comments form in Appendix 7.

Chapter 2: Introduction

Background

- 2.1. Sustainability Appraisal (SA) of land use plans is required under the Planning and Compulsory Purchase Act 2004 to enable the plans to contribute to the achievement of sustainable development. European Directive 2001/42/EC requires that the environmental impacts of certain plans and programmes must be assessed through a Strategic Environmental Assessment (SEA). The SEA Directive is transposed into Welsh law by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (the SEA Regs).
- 2.2. The Welsh Government has decided that for development plans, the requirements of the SEA Directive are best incorporated into the SA³. Therefore, where reference is made to SA in this report, this will also include the requirements of SEA. This SA also incorporates the health impact assessment for the Plan.
- 2.3. This SA Report sets out the sustainability appraisal of the Local Development Plan Deposit. The consultation responses from the Preferred Strategy were taken into account and guided development of the LDP Deposit. Guidance for SA and SEA has been set out in the LDP Manual (2015) published by the Welsh Government, which refers to the Office of the Deputy Prime Minister (ODPM) SEA guidance⁴ and the ODPM SA guidance⁵.

SA/SEA Process

- 2.4. There are five stages in the SA process comprising:

Stage A: Setting the context and objectives, establishing the baseline evidence and deciding on the scope

Stage B: Developing and refining options/alternatives and assessing effects

Stage C: Preparing the Sustainability Appraisal (SA) Report. This is known as the Environmental Report according to SEA Regulations, however this report uses the term SA Report throughout.

Stage D: Consulting on the preferred option of the development plan and the findings of the SA Report

Stage E: Monitoring significant effects of implementing the development plan.

SA Scoping Report and Initial SA Report

- 2.5. The first stage of the SA process was to produce a Scoping Report (See SA Scoping Report⁶). The report set the context and scope of the assessment and included a report on the current state of the environment, and on the

³ Local Development Plan Manual (Edition 2), Welsh Government, February 2015.

⁴ A Practical Guide to the SEA Directive, ODPM, Scottish Executive, Welsh Assembly Government and Northern Ireland Department of the Environment, September 2005.

⁵ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

⁶ <https://www.pembrokeshire.gov.uk/local-development-plan-review/sustainability-appraisal-strategic-environmental-assessment>

social and economic situation in the County. Key sustainability issues were identified and SA Objectives set to address these sustainability issues. The LDP will be tested against these SA Objectives to ensure the plan contributes towards sustainable development.

- 2.6. The SA Scoping Report and Initial SA Report have been subject to consultation with the Statutory Consultees (Natural Resources Wales and Cadw) and other organisations with a social, economic or environmental remit and has been formally agreed. Consultation comments are available at www.pembrokeshire.gov.uk/local-development-plan-review/sustainability-appraisal-strategic-environmental-assessment The baseline data and review of policies, plans and programmes produced for the SA Scoping Report have been updated periodically throughout the LDP production and are included as Technical Appendices to this report. This SA Report should be read in conjunction with these documents.

LDP Preferred Strategy

- 2.7. The Initial SA Report provided the SA and SEA of the Local Development Plan Preferred Strategy and should be read together with the LDP Deposit⁷.
- 2.8. The Preferred Strategy was developed from the Issues, Vision, Objectives and Strategic Options consultation⁸. The Strategic Options were used to form the basis for discussion with key stakeholders, members and town and community councils. The work undertaken for the Preferred Strategy has been used as a basis for the LDP.

LDP Deposit

- 2.9. The LDP Deposit was developed by planning officers, in conjunction with specialists from other departments within Pembrokeshire County Council and externally through specific stakeholder group discussions. It incorporates a vision supported by objectives, with detailed strategic and general policies with spatial land allocations which all deliver the vision for the County.

LDP Vision

- 2.10. The vision has developed and changed during Plan preparation. The Vision has not changed since the Preferred Strategy Consultation.

LDP Objectives

- 2.11. The 11 LDP Objectives were developed from the LDP vision and determine what sort of place the plan area should be. The LDP Objectives were derived from the evidence base and specific issues in the area.

A) Mitigate and respond to the challenge of Climate Change.

⁷ Preferred Strategy <https://www.pembrokeshire.gov.uk/local-development-plan-review/preferred-strategy>

⁸ LDP Vision, Objectives and Options paper: <https://www.pembrokeshire.gov.uk/local-development-plan-review/strategic-options>

- B) Deliver high quality development where place-making is supported by sustainable design which responds appropriately to cultural and built heritage, landscape and townscape.
 - C) Sustain and enhance the rural and urban economy by supporting start-up businesses, rural diversification, changing agricultural practices, the visitor economy, and the expansion of Small and Medium Enterprises
 - D) Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services.
 - E) Build on the County's strategic location for green/blue energy, maritime and port related development
 - F) Protect and promote the Welsh language.
 - G) Support a range of uses in Town Centres to assist regeneration.
 - H) Promote accessible and healthy environments for both people and wildlife through the protection and delivery of green infrastructure.
 - I) Improve access to goods and services by facilitating improvements in infrastructure⁹ and community facilities and directing development to sustainable locations.
 - J) Protect and enhance the County's environment, biodiversity and habitats.
 - K) Prevent waste arising and ensure resources are used responsibly.
- 2.12. Strategy and Growth The LDP strategy has been developed based on a review of the evidence base and in conjunction with stakeholders. Levels of growth make provision for 6,800 new homes and 2,200 new jobs over the Plan period (or 425 new homes a year).
- 2.13. Growth is across the Plan area in accordance with a spatial strategy which promotes sustainable development. A Settlement Hierarchy groups settlements into different categories based on the level of services and facilities located within them and there is a urban rural split of housing allocations of 60%/40%, directing growth to a greater range of small and medium sized sites. With a specific Rural Policy approach in what is defined as Local Villages in the Settlement Hierarchy. 19 Strategic Policies are supported by 47 General Policies.
- 2.14. Growth is based on a combination of the 15 year migration trend scenario (PG Long Term Scenario) which suggests a need for 408 homes a year and the two build rate scenarios which demonstrate delivery of 416 homes a year over the last 10 years and 443 homes a year over the last 5 years. See Chapter 3 of the Deposit Plan for the detail. Therefore 425 homes per year has been planned. This was chosen because the figure is

⁹ Note that infrastructure includes mobile and broadband provision, transport improvements and sewerage capacity.

within the range delivered historically by the local building industry, the Authority is confident that it represents a deliverable target.

- 2.15. The urban / rural split of housing allocations will be 60%/40% (for sites over 5 units), this is broadly in line with the population split within Pembrokeshire. The Plan's approach to direct growth to settlements with good levels of services, combined with approaches to encourage low carbon builds, ULEV charging points and promote broadband and mobile phone infrastructure should support sustainability in rural areas. The preferred level of growth were assessed as part of the SA in Appendix 3.

Rural Strategy

- 2.16. The Deposit Plan has a rural policy approach which includes:

- Settlement Clusters to differentiate between the sustainability of Local Villages – Cluster Local Villages
- The use of Settlement Boundaries within the Settlement Hierarchy,
- Some opportunities for sensitive infill in Hamlets, and in locations with a grouping of less than 20 dwellings, infill opportunities on sites for 1-2 dwellings will be for local needs affordable housing.
- Where market housing is proposed in Local Villages or the larger hamlets a 50% commuted sum to support local needs affordable housing will be required.

Strategic Policies and General Policies

- 2.17. The 19 Strategic Policies were developed to deliver the LDP preferred growth and spatial option to address the County's key issues identified (see Deposit Plan, Chapter 1 for key issues in the Plan area, and Chapters 4 and 5 for the Plan Policies). The 47 General Policies show detailed criteria that will be used to support the delivery of the strategic policies.
- 2.18. Allocations have been presented to provide the land to deliver the strategic and general policies.

Structure of this report

- 2.19. This SA Report is presented in the following Chapters:

Chapter 1: Non-technical summary of the report.

Chapter 2: Provides an introduction and background to SA and the LDP Deposit.

Chapter 3: Provides a summary of the Sustainability Appraisal Framework and SA methodology. The SA Framework outlines the SA Objectives and key aims of these Objectives. The SA methodology describes the appraisal process.

Chapter 4: Provides a summary of the assessments.

Chapter 5: Provides a summary of the assessment of the Strategic Policies.

Chapter 6: Summarises the tests of the General Policies against the SA Objectives.

Chapter 7: Summarises the assessment of the Allocations.

Chapter 8: Presents a summary of the 'No Plan Scenario' or business as usual scenario.

Chapter 9: Summarises the in-combination and cumulative effects of the LDP Deposit.

Chapter 10: Presents a summary of the Habitats Regulations Appraisal in relation to the Deposit.

Chapter 11: In conclusion Chapter 11 provides a summary of the key conclusions of this report and identifies the next steps in the SA process.

2.20. Appendices provide further information: the SA of the Vision (Appendix 1); the full compatibility matrix for the LDP Objectives and SA Objectives (Appendix 2); appraisal of Preferred Options (Appendix 3); Appraisal of the Strategic Policies (Appendix 4); Appraisal of the General Policies (Appendix 5), Appraisal of the Allocations (Appendix 6) and Consultation comments form (Appendix 7). The requirements of the SEA Directive are set out in the ODPM guidance document and relate to various stages in the SA/SEA process (ODPM 2005). This is included in Appendix 8.

What is NOT included in this SA Report?

- Details which are included in the agreed SA Scoping Report and Initial SA Report (the review of other plans, assessment of the baseline conditions, and relevant issues, assessment of earlier versions of Vision, Objectives, Options and Policies);
- Habitats Regulations Assessment – this will be supplied separately.

Chapter 3: SA Framework and SA Methodology

Introduction

- 3.1. This section outlines how the Sustainability Appraisal framework (incorporating Strategic Environmental Assessment) was used to assess the Preferred Strategy of the Local Development Plan against the SA Objectives set out in the Sustainability Appraisal / Strategic Environmental Assessment Scoping Report. The appraisal does not repeat any international, national, regional and local policy or objectives in accordance with guidance.

Sustainability Appraisal Framework

- 3.2. The SA Objectives provide the basis for the appraisal of the LDP Deposit Plan¹⁰.
- 3.3. The methodology used in the derivation of the SA Objectives and aims was in accordance with SEA/SA guidance. The SA Scoping Report went out to statutory consultation. The SA Objectives and aims, detailed in the SA/SEA Scoping Report were informed by environmental objectives established under law, policy and from sustainability objectives of other relevant plans and programmes that may influence, or be influenced by, the plan; as well as the key issues identified through baseline data collection and consultation. The Health Objective also encompasses mental health and well-being.

SA Objectives

- 3.4. The SA Objectives cover a long list of topic areas which were defined by guidance (in italics); they are not in a list of importance. The SA Objectives (in bold font) used in this appraisal are as follows:

Topic Area: POPULATION

- 1. Develop and maintain a balanced population structure.**

Topic Area: HUMAN HEALTH

- 2. Promote and improve human health and well-being through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment.**

Topic Area: EDUCATION AND SKILLS

- 3. Improve education opportunities to enhance the skills and knowledge base.**

Topic Area: TRANSPORT

- 4. Minimise the need to travel and encourage sustainable modes of transport.**

Topic Area: SOCIAL FABRIC

- 5. Provide a range of high quality housing including affordable housing including affordable housing to meet local needs.**

¹⁰ SA Scoping Report and Initial SA Report available at <https://www.pembrokeshire.gov.uk/local-development-plan-review/sustainability-appraisal-strategic-environmental-assessment>

- 6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities.**
- 7. Protect and enhance the role of the Welsh language and culture.**

Topic Area: ECONOMY

- 8. Provide a range of good quality employment opportunities accessible to all sections of the population.**
- 9. Support a sustainable and diverse local economy.**

Topic Area: CLIMATIC FACTORS

- 10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change.**

Topic Area: AIR QUALITY

- 11. Maintain and improve air quality.**

Topic Area: MATERIAL ASSETS (WASTE AND MINERALS AND USE OF RESOURCES)

- 12. Minimise the generation of waste and pollution.**
- 13. Encourage the efficient production, use, re-use and recycling of resources.**

Topic Area: WATER AND SOIL

- 14. Maintain and protect the quality of inland and coastal water.**
- 15. Reduce the impacts of flooding and sea level rises**
- 16. Use land efficiently and minimise contamination**
- 17. Safeguard soil quality and quantity**

Topic Area: BIODIVERSITY, FAUNA AND FLORA

- 18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems.**

Topic Area: CULTURAL HERITAGE (ARCHITECTURE, ARCHAEOLOGY, AND LANDSCAPE)

- 19. Protect and enhance the landscape and geological heritage.**
- 20. Encourage quality locally distinct design that complements the built heritage.**
- 21. Protect, enhance and value the built heritage and historic environment.**

Sustainability Appraisal of the Deposit

- 3.5. The appraisal at this stage relates to the LDP Deposit. Firstly, the LDP Vision was assessed (see Appendix 1) and the LDP Objectives were tested against the SA Objectives for compatibility (see Appendix 2).
- 3.6. Secondly, the preferred option for the Spatial Strategy was assessed against each of the SA Objectives and was assessed on its ability to progress the SA Objectives and determine whether the preferred option was compatible with the SA Objectives. It should be noted that where part of the Plan may not appear to meet an objective, or perform well against it, there are detailed policies that can ensure that individual proposals take account of those objectives. A full description of the Options is provided in the Issues, Vision and Objectives Paper,

the Strategic Housing Options Paper and in the Preferred Strategy. The Deposit Plan has the revised proposed approach based on consultation comments and further evidence.

3.7. The 19 Strategic Policies and 47 General Policies were assessed in detail against the SA framework objectives, and their ability to progress the SA Objectives.

3.8. The allocations are then assessed against the SA Objectives, note that allocations are included as some of the Strategic Policies and General Policies however these are assessed together in Chapter 7 (full assessment in Technical Appendix 7).

Appraisal of the Vision

3.9. The LDP Vision was appraised against the SA Objectives using a matrix with the SA Objectives along one axis and excerpts of the Vision along the other (Appendix 1). The assessment was completed using the below key with a commentary on the area of the vision being assessed and how this relates to the SA Objective.

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

Testing the Compatibility of LDP Objectives

3.10. The LDP objectives (see Chapter 2 of the Deposit) were tested for their compatibility with the SA Objectives. This was done in a matrix with the LDP Objectives along one axis and the SA Objectives along the other (Appendix 2). The compatibility assessment was represented by:

- ✓ Objectives compatible
- X Objectives incompatible
- ? Uncertain – dependent on other factors or further details
- 0 No link between objectives or not relevant to SA objective

Assessing the LDP Spatial Option, Policies and Allocations

3.11. The appraisal of the LDP option against the SA Objectives was carried out using a matrix. The structure of the table was developed based on guidance set out in the LDP Manual (LDP Manual, Section 6.3) which had been informed by the ODPM SA Guide (Task B3). The purpose of assessing options through the SA was to predict the social, environmental and economic effects of the Spatial Options being considered in the LDP preparation process (see Issues, Vision and Objectives Paper, Strategic Housing Options Paper and the Sustainability Appraisal of these two papers, the Preferred Strategy, and the Deposit Plan).

3.12. The appraisal of the option was carried out using a traditional options assessment approach within a table format. The main technique of the

appraisal was to determine and predict the positive and negative effects of the Spatial Option against the SA Objectives. The commentary/explanation provided set out the reasoning behind the prediction of the effects of the Spatial Option and its ability to meet the requirements for sustainable development. The original 3 options which were presented to stakeholders are provided in the SA of the Strategic Options Paper¹¹, and the SA of the Preferred Strategy; the assessment of the Preferred Option is provided in Chapter 4. The Spatial Option was appraised using the key:

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

3.13. The appraisal of the Strategic and General Policies was carried out by comparing the Policies against the SA Objectives (which was similar to the appraisal of Spatial Options) and in addition to the commentary/explanation column a further two columns were included in the table to determine whether the policy contributes to meeting the SA Objective and whether the policy is compatible with the SA Objective.

3.14. The Strategic Policies and General Policies of the LDP have been appraised against the Sustainability Objectives which were developed in the SA Scoping Report:

- ✓ The policy contributes and/or is compatible with the SA Objective.
- X The policy is incompatible 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.

3.15. The allocations were assessed in a similar way whereby the pertinent issues were highlighted, both positive and negative effects against the relevant SA Objective. A summary narrative is also provided for each allocation.

3.16. Integral to the appraisal of the Spatial Option, Strategic Policies, General Policies and Allocations includes assessment 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.

3.17. These are reported where possible and relevant.

¹¹ <https://www.pembrokeshire.gov.uk/local-development-plan-review/sustainability-appraisal-strategic-environmental-assessment>

Chapter 4: Summary of Assessments

SA of the LDP Vision

- 4.1. The Vision is generally compatible and supports the SA Objectives. There are some areas where it is not possible to determine whether there is a positive or negative relationship, however the overall assessment of the Vision does not cause concern. The full assessment can be found in Appendix 1. The Vision has not changed since the Preferred Strategy Consultation.

Compatibility of the LDP Objectives with the SA Objectives

- 4.2. The appraisal matrices (see Appendix 2) revealed that the objectives are broadly consistent with the Sustainability Objectives. In some instances, however, the appraisal indicated a level of uncertainty in relation to outcomes, as these were dependent on the detail of the nature and scale of development. Given the strategic nature of the Objectives it is considered acceptable for such uncertainties to be present.
- 4.3. Areas where there is potential incompatibility between the Objectives are in the relationship between those objectives which promote development in rural communities and may therefore increase travel and land take up in rural areas thus not supporting SA objectives linked to minimising travel, reducing pollution and tackling climate change. Developing a strategy and policy approach which focuses larger scale development in the most sustainable locations within rural areas should mitigate this tension, policies which support actions to mitigate climate change for example incorporating combined approaches to encourage low carbon builds, ULEV charging points. In some cases there is some uncertainty about whether or not there is compatibility between the Objectives, however opportunities detailed in the policy approaches ensure that any tensions are mitigated.

SA of the Preferred Option for the Deposit Plan

- 4.4. The Preferred Spatial Option and the Preferred Growth Option were appraised using a qualitative assessment of the potential effects that the policy options would have on the SA Objectives, as the Growth Option was a combination of three options, this was re-assessed. The full assessment of the growth option and spatial option are provided in Appendix 3.

Preferred Spatial Option

- 4.5. Overall, the Preferred Spatial Option (Option 2 in the Preferred Strategy) directs growth to settlements in a settlement hierarchy. . The strategy also allows for some development in the Rural Town, Service Centres, Service Villages, Cluster Local Villages and Local Villages potentially helping to support local existing services and the population distribution across the County.

Preferred Growth Option

4.6. The Preferred Growth Option would contribute positively to meeting social SA objectives, for example those which involve delivering affordable housing and supporting cohesive communities. In terms of the environmental SA objectives surrounding using resources, protecting soil quality, minimising pollution and protecting water quality, those proposing lower levels of housing scored more positively. Overall, the SA of the Preferred Option was not dissimilar to all the Options assessed.

Chapter 5: Assessment of the Strategic Policies

Introduction

5.1. The 19 Strategic Policies are assessed against the SA Objectives (see tables in Appendix 4). There is an assessment of whether the Policy contributes towards meeting the SA Objective, and whether the Policy is compatible with the SA Objective. The key used in the assessment is:

- ✓ The policy contributes and/or is compatible with the SA Objective.
- x The policy is incompatible or there are potential incompatibilities 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.

5.2. The full strategic policy assessments are provided in Appendix 4. A summary is presented in Table 1 below:

Table 1 Summary of SA of Strategic Policies

Strategic Policy	Summary of assessment against SA Objectives
SP 1 Creating Sustainable Places	There is potential for this policy to support the majority of the SA Objectives, as it seeks to support the creation of sustainable places, referencing many different aspects of sustainability, including economic, social, environmental and cultural well-being. There were three instances where the policy was not judged to have a direct relationship to the SA objective, although these topics are likely to be addressed by other plan policies.
SP 2 Housing Requirement	The housing requirements policy supports development throughout the County. The distribution of housing is defined by the Settlement Hierarchy (in SP 5) and supported by other detailed policies on settlement boundaries (SP 6), Regional Growth Centres and Urban Settlements (SP 7), Narberth Rural Town, Service Centres and Service Villages (SP 8) and Local Villages (SP 9). 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. This approach in terms of access are two fold; 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 3 Affordable Housing Target	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 other specific policies (e.g. GN 12) should significantly contribute towards a balanced population and support vibrant and cohesive communities. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to other types of housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate or 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, which may in the long term lead to improved health and well-being.
SP 4 Supporting Prosperity	There is a clear positive relationship between the policy and the SA Objectives relating to population structure, provision of jobs and the local economy. There were two further instances where the policy might possibly relate to an SA Objective, but in all other cases, the policy did not have a direct relationship to the SA Objective.
SP 5 Settlement Hierarchy – A Sustainable Settlement Strategy	Locating housing in settlements according to the settlement hierarchy should ensure travel can be minimised and good access to services and facilities. Other national planning policies and detailed local development policies will deal with, soil protection, waste and flooding etc. There may be potential impacts on biodiversity, landscape and the built heritage etc. but these will be prevented or mitigated by policies to protect them.
SP 6 Settlement Boundaries	Locating housing in settlements according to the settlement hierarchy and in rural areas should ensure travel can be minimised and good access to services and facilities. 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 these can be prevented or mitigated by policies to protect them.
SP 7 Regional Growth Centres and Urban Settlements	Locating development within the Regional Growth Centres and Urban Settlements will support the strategy of the LDP and ensure that travel can be minimised and good access to services and facilities provided, and increase opportunities for healthy lifestyles and access to recreational facilities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.
SP 8 Narberth Rural Town, Service Centres and Service Villages	Locating a significant proportion of development within the Narberth Rural Town, Service centres and Service Villages will support the strategy of the LDP and ensure that travel can be minimised and access to local services and facilities will help to maintain sustainable communities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.
SP 9 Local Villages	This policy seeks to encourage sustainable local communities and by ensuring that the scale and location of development

	supports Local Villages and Cluster Villages which have a functional link, by public transport or active travel route, with a main settlement provides opportunities to travel other than by car. Application of this policy has the potential to have a positive effect on Welsh speaking communities and local culture. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.
SP 10 Countryside	Support for the rural economy and locating appropriate development in countryside locations can complement the relevant SA Objectives and the plan, supporting the sustainability of rural communities and natural environment when implemented alongside other plan policies.
SP 11 Maintaining and Enhancing the Environment	This strategic policy has a direct relationship with several SA objectives. The potential for maintaining and enhancing the environment (including protected sites, species, habitats, landscapes and the systems which underpin them) and its protection from materially harmful development will have a direct positive impact on objectives on environmental, landscape, climate change, well-being and distinctiveness of the built environment.
SP 12 Port and Energy Related Development	There is potential for this policy to support some of the sustainability objectives, in particular those relating to social and economic matters. However, in many other cases the impacts are uncertain and will depend on the precise nature of the developments that come forward. Where these are in the renewable energy sector, there is clear potential for environmental benefits to accrue, although this policy does not apply to wind energy proposals. However, the policy will also support other types of port and energy development, where there may be fewer (if any) environmental benefits. In Wales, there is a clear policy drive towards renewable energy, as this supports the move towards a zero carbon future. However, this is a long-term aspiration and meeting economic and energy needs may also require some transitional development types that will not necessarily deliver major environmental benefits, but will support employment, social and energy needs.
SP 13 Strategic Employment Provision	There is potential for this policy to support some of the sustainability objectives, in particular those relating to social and economic matters. However, in many other cases the impacts are uncertain and will depend on the precise nature of the developments that come forward. In some sectors, such as renewable energy, there is potential for environmental benefits to accrue, but the policy is not specifically directed at that sector. The key locations for future growth are in most cases accessible and well related to existing settlements, with co-location offering the potential for sustainable travel and living. Allocations are assessed separately.
SP 14 Retail Hierarchy	This policy sets out the retail hierarchy of town and local centres within the plan. These are highly accessible and sustainable locations for a range of services and facilities and which will strongly support the sustainability objectives of the plan, and have the potential to support the Welsh language and cultural well-being of communities within the plan area. Other

	<p>policies of the LDP and national planning policy have a direct relationship with and will address objectives relating to soil, waste, reuse of materials and flooding etc.</p>
SP 15 Visitor Economy	<p>Support for the visitor economy and the location of appropriate development in sustainable locations can complement the SA Objectives of the plan, when implemented alongside other plan policies. The policy does require all developments to be located sustainably and respect and protect the natural and built 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.</p>
SP 16 Minerals	<p>Minerals are needed by society to facilitate the construction of new homes in particular and new development in general. Hence, this policy, which supports the provision of minerals to meet the needs of the County, will confer various economic and social benefits. However, there are inevitable and potentially significant conflicts with various SA environmental objectives, although at restoration and after-use stage (once quarrying has ceased) biodiversity and educational benefits may arise. There are also many instances where this policy has no direct relationship to SA Objectives.</p>
SP 17 Welsh Language	<p>This policy will support the use of the Welsh language and cultural well-being of Welsh speaking communities within the plan area. Other policies of the LDP and national planning policy have a direct relationship with and will address objectives relating to soil, waste, reuse of materials and flooding etc.</p>
SP 18 Transport Infrastructure and Accessibility	<p>The aspects of the policy relating to improvements to sustainable transport infrastructure and travel modes, in particular walking and cycling, are likely to support social, economic and environmental SA Objectives. Accessibility improvements generally are likely to bring social and economic benefits. However, some of the infrastructure improvements will benefit travel by vehicles that burn fossil fuels. Where this is the case, negative social and environmental impacts may arise. There are also several instances where the policy has no direct relationship to a particular SA Objective, but in these cases they are still compatible.</p>
SP 19 Waste Prevention and Management	<p>Waste prevention and sustainable waste management has the potential to deliver many social, environmental and economic benefits. This is reflected in the assessment, which indicates various instances where the policy could support an SA Objective. Waste is a complex topic area and there are some cases where impacts are uncertain or where a mix of negative and positive outcomes may arise. There are also several instances where there is no direct relationship between the policy and an SA Objective, however they are compatible.</p>

Conclusions of Appraisal of Strategic Policies

5.3. The 19 Strategic Policies were assessed against the SA Objectives, most of the Policies were compatible and contributed towards meeting the SA Objectives. The policies were assessed by the County Council's planning and specialist officers to predict their impacts with regard to the Sustainability Appraisal Objectives. Specifically, the SA helped to ensure that the

development of the Strategic Policies was in line with SA Objectives from the outset and the policies were refined and re-worded to ensure greater compatibility with the SA Objectives.

- 5.4. Where there is some uncertainty with the potential effects of the Strategic Policies, there are General Policies and Allocations to support the Strategic Policies, the General Policies and Allocations have been assessed.

Chapter 6: Assessment of the General Policies

Introduction

6.1. The 47 General Policies are assessed against the SA Objectives as per the Strategic Policies. The full general policy assessments are provided in Appendix 5. Note that allocations are assessed in Appendix 6 and a summary of this provided in Chapter 7.

Table 2: Summary of the assessments of the General Policies

General Policies	
PLACE-MAKING Area Wide Policies	
GN 1 General Development Policy	This wide-ranging policy will contribute positively towards the delivery of most of the SA Objectives for the Plan. Other LDP policies support the remaining SA Objectives. 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	This policy looks at the many different aspects of sustainable design. It contributes directly to the delivery of most of the SA Objectives and may indirectly help to deliver the rest. There is no direct relationship to some of the SA Objectives, but other Plan policies may help to deliver these, and they are still compatible. 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	New development places additional demands on infrastructure and services therefore developers are expected to make contributions. These contributions will impact positively on both communities and the environment.
GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals	This policy is broadly supportive of renewable energy proposals, excepting large-scale wind turbine proposals and subject to provisos on individual and cumulative landscape and environmental impacts. Renewable energy technologies are also carbon neutral. As such, the policy supports many of the economic, environmental and social SA Objectives. However, there are a few of the SA Objectives where the impacts of renewable energy technologies are uncertain and / or mix positive and negative impacts. Also, a few of the SA Objectives do not directly relate to the policy.
GN 5 Renewable Energy – target and allocations	Policy GN 5 sets an annual renewable energy target and allocates various sites for Solar PV installations. This policy also supports many of the economic, environmental and social SA Objectives, although as with GN 4, there are some areas of uncertainty and where a mix of positive and negative impacts are likely to arise. Again, a few of the SA Objectives do not directly relate to the policy. Allocations are assessed separately.

LIVING AND WORKING GENERAL POLICIES	
GN 6 Employment Proposals	This suite of policies will permit new employment proposals at appropriate locations and will protect existing employment sites from unjustified loss to other uses. In the context of the SA Objectives, these policies score highly in relation to future provision of employment opportunities and support for the economy – SA Objectives 8 and 9. Positive outcomes are anticipated with regard to several other SA Objectives through the application of these policies. However, many of the SA Objectives either did not directly relate to the policies or alternatively might relate to them, but in ways that could be either positive or negative. The outcome will be dependent on how new employment proposals are implemented in the future, some elements of which may be controlled through the planning system. Relevant Policies for the topic areas in the Plan will address many of the SA Objectives. Allocations are assessed separately.
GN 7 Employment Allocations	
GN 8 Mixed-use housing and employment proposals	
GN 9 Protection of Employment Sites and Buildings	
GN 10 Extensions to Employment Sites	
GN 11 Residential Development	This policy directly contributes to and is compatible with the majority of the SA Objectives. Development will provide market and affordable housing therefore widening the choices for potential inhabitants. Housing policies are assessed against other Plan policies which will ensure social, economic and environmental benefits. Allocated sites have been assessed separately.
GN 12 Infill Developments in Hamlets	This policy would help to maintain cohesive communities, and could benefit the Welsh language and in cases where people work in rural areas could provide opportunities to live close to their place of work. There are however impacts which are not compatible with the objectives, including the likelihood of people having to travel further by unsustainable means, to access the majority of workplaces, service and facilities at larger settlements.
GN 13 Housing Mix, Space standards and requirements for Lifetime Home Standards	All SA Objectives support development proposals to be sustainable. This general policy requires the delivery of sustainable development (including positive environmental, social and economic impacts) and as such is compatible with each 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.
GN 14 Residential Allocations	All allocated sites have been assessed separately. See Chapter 7 and Appendix 6.
GN 15 Small sites target	All SA Objectives support development proposals to be sustainable. This general policy requires the delivery of sustainable development (including positive environmental, social and economic impacts) and as such is compatible with each 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.
GN 16 Local Needs Affordable Housing	GN 16 contributes positively to the social SA Objectives by providing local needs affordable housing for people in Towns, Service Centres, and Service Villages and 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 17 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 17 Exception Sites for Local Needs Affordable Housing	
GN 18 Specialist and Supported Accommodation	This policy generally supports the objectives of the plan by requiring development to have a spatial relationship with existing settlements, where for larger settlements there will be a range of services to support a balanced community. Design and context will also be important considerations for the natural and built biodiversity and heritage of the area. Allocations are assessed separately (see Chapter 7 and Appendix 6).
GN 19 Specialist and Supported Accommodation Allocations	
GN 20 Gypsy and Traveller Sites and Pitches	Policies which help to meet the accommodation needs of gypsy and traveller communities are a legal requirement under the 2014 Housing Act. This policy approach aims to meet gypsy and traveller community accommodation needs in ways which are sustainable and environmentally acceptable.
GN 21 Telecommunications and Digital Technology Infrastructure	Policy GN 21 will help deliver some of the SA Objectives, particularly in circumstances where it facilitates home working and thus reduces the need to travel. It will also assist where it improves access to and provision of key services, including education.
RESOURCEFUL COMMUNITIES GENERAL POLICIES	
GN 22 Protection and Enhancement of the Historic Environment	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 protection and enhancement is important. The policy makes a positive contribution to environmental objectives, including biodiversity, and encouraging design quality.
GN 23 Community Facilities	The provision and retention of community facilities in places where they are accessible by means other than the private car provides a positive relationship with objectives for health, well-being, climate change, air quality and educational opportunities. GN 24 Community Facility Allocations are assessed separately.
GN 24 Community Facility Allocations	
GN 25 Retail and Commercial Centre Development	Support for retail, commercial and community facilities in places where they are highly accessible by means other than the private car provides a positive relationship with objectives for health and well-being, climate change and economy.

GN 26 Out-of-Centre Retail and Commercial Development	Restriction of out of centre development which is not justified is compatible with sustainability objectives.
GN 27 Farm diversification	Support for the rural economy through farm diversification, and locating appropriate development in countryside locations, can complement the SA Objectives of the plan, supporting the sustainability of rural communities and natural environment when implemented alongside other plan policies.
GN 28 Conversion or Change of Use of Agricultural Buildings	Support for the rural economy through the renovation, conversion or change of use of agricultural buildings, and allowing appropriate development in countryside locations, can complement the SA Objectives of the plan, supporting the sustainability of rural communities and natural environment, and protection and enhancement of the historic environment when implemented alongside other plan policies.
GN 29 Marinas Error! Bookmark not defined.	Policy GN 29 has the potential to deliver positive outcomes on some of the SA Objectives, for instance by providing new recreational opportunities, quality housing, employment opportunities and community benefits. However, there is much uncertainty over impacts in relation to a number of the SA Objectives, while in other cases the policy does not directly relate to the SA Objective at all.
GN 30 Transport Routes and Improvements	Policy GN 30 has the potential to deliver positive outcomes in relation to improved access to key services and facilities. However, the impact of this policy is uncertain for many more SA Objectives. This is mainly because the nature of the safeguarded transport schemes is highly varied, with some having potential to deliver benefits under multiple SA Objectives and others less likely to do so. The same is likely to apply to schemes that might be consented in the future under the criteria-based element of the policy. In several cases, the policy does not directly relate to the SA Objective. Safeguarded routes are assessed separately.
GN 31 Working of Minerals	This suite of policies will permit working of non-energy minerals at appropriate locations and allocates two sites for future sand and gravel quarrying. Other policies safeguard the economic hard rock and sand and gravel resource, make provision for appropriate use of secondary aggregates and recycled waste minerals and put in place buffer zones around quarry sites to ensure sensitive land uses (e.g. housing, hospitals and schools). In the context of the SA Objectives, these policies will facilitate delivery of new housing, may provide new jobs in areas with high usage of the Welsh language and will support the economy in rural areas, all of which will confer positive benefits under various SA Objectives, including for resource use. There is uncertainty over the impact of these policies in many areas covered by other SA Objectives, as explained in the text above. There are also several instances where there is no direct relationship between this suite of policies and SA Objectives. Allocations are assessed separately.
GN 32 Safeguarding and Prior Extraction of the Mineral Resource	
GN 33 Secondary Aggregates and Recycled Waste Minerals	
GN 34 Buffer Zones around Mineral Sites	

PROTECTING OUR ENVIRONMENT GENERAL POLICIES	
GN 35 Green Infrastructure	This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy nature, recreation and sport.
GN 36 Coastal Change	This policy seeks to stop new residential development in areas at risk from flood and will make a significant contribution to not exacerbating the risk to land and people of the consequences of flood.
GN 37 Green Wedges	This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to access green space outside of the urban areas and protects from the coalescence of settlements.
GN 38 Landscape	This policy will ensure that unacceptably adverse impact on landscape through development does not take place. There is however likely to be an impact on landscape from development, and judgements will be required to ensure that they are acceptable. It aligns closely with objectives relating to landscape and its protection. Whilst this will be largely visual impact, this can have consequential benefits for biodiversity and health and well-being of enjoyment of the landscape.
GN 39 Maintenance and Enhancement of Biodiversity	This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities. It protects against the loss of habitats or populations of species and provides protection to sites or features of importance to wildlife and individual species.
GN 40 Protection and Creation of Outdoor Recreation Areas	This policy ensures the protection and development of open space will take place as appropriate. It supports very specific objectives around health and well-being and safe, cohesive and vibrant communities.
GN 41 Protection of Open Spaces with Amenity Value	This policy ensures that amenity open space is recognised and valued and has direct benefits to health and well-being, and potential to benefit biodiversity and reduce the impact of pollution.
GN 42 Visitor Attractions and Leisure Facilities	Support for the visitor economy, new attractions and extension to existing facilities at appropriate locations can complement the SA Objectives of the plan, when implemented alongside other plan policies.
GN 43 Serviced and Hotel Accommodation	Support for the visitor economy through extending existing businesses or through new serviced accommodation in appropriate locations can complement the SA Objectives of the plan, when implemented alongside other plan policies.
GN 44 Caravan, Camping and Chalet Development	All SA Objectives support development proposals to be sustainable. 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. The sites also support the visitor economy and provide jobs. The policy provides significant opportunity to improve the quality of the tourism offer. Proposals would also incorporate the best practicable
GN 45 Site Facilities on Existing Caravan and Camping Sites	

	environmental standards covering all facets of development. This policy contributes positively to most SA Objectives.
GN 46 Waste Management Facilities	This suite of policies will allow the development of appropriate waste management facilities and will help to deliver the sustainable management of waste in the County. They will also ensure that landfill void space is available to take the part of the waste stream where there is no feasible re-use, recovery, recycling or treatment option. Sustainable management of waste is integral to the provision of a healthy environment and to human health and in that respect these policies will help to deliver several of the SA Objectives. They will also support the local economy and may make positive impacts in relation to a climate change response, help to reduce pollution and contamination. There is uncertainty around the impact of these policies on several other SA Objectives, while in other cases there is no direct relationship between these policies and the SA Objectives. Allocations are assessed separately.
GN 47 Disposal of Waste on Land	

Conclusions of Appraisal of General Policies

- 6.2. The 47 General Policies were assessed against the SA Objectives, most of the Policies were compatible and contributed towards meeting the SA Objectives. The policies were assessed by the County Council's planning and specialist officers to predict their impacts with regard to the Sustainability Appraisal Objectives. Specifically, the SA helped to ensure that the development of the General Policies was in line with SA Objectives from the outset and the policies were refined and re-worded to ensure greater compatibility with the SA Objectives.
- 6.3. As expected, there is some uncertainty with the potential effects of the Policies where there are no specific land allocations made. Policies have been assessed in more depth and where land has been allocated this has been allocated.

Chapter 7: Assessment of LDP Allocations

Background

- 7.1. The allocated sites are assessed against the SA Objectives. The full assessment of the sites is provided in Appendix 6. A summary of the appraisal for each of the sites is also provided in the Appendix. HRA was also undertaken and is included in a separate report (HRA Report).
- 7.2. The candidate site process and assessment is described in the Candidate Site Methodology¹² and a Site Assessment Report¹³ has been produced. A consultation was undertaken for candidate sites to be submitted. A total of 512 candidate sites were received. These were subject to assessment which comprised 5 phases:
- The Phase 1 assessment looked at whether sites were within or adjacent to a land use constraint including constraints such as flood risk, biodiversity and historic environment designations amongst others.
 - The Phase 2 assessment looked at conformity with the Preferred Strategy, for housing, the position in the settlement hierarchy/spatial grouping, for other uses specific requirements from National Policy or relevant evidence base.
 - The Phase 3 assessment involved consultation with internal departments and key organisations.
 - The Phase 4 assessment involved a more detailed assessment of landscape and biodiversity.
 - The Phase 5 assessment considered the deliverability of development proposed in relation to infrastructure connections, sewerage, land owner intent, land ownership, legal obstacles, viability, transport and SuDs compliance.
- 7.3. A total of 74 housing allocations have been included in the Settlement Boundaries of Urban Settlements, Rural Town, Service Centres and Service Villages.
- 7.4. The candidate sites proposed for housing development together would provide an area of land many times greater than that required to meet the LDP housing requirement of 6,800 units over the plan period. This has meant that the majority of housing candidate sites have not been allocated or included in settlement boundaries for development.
- 7.5. In some instances candidate site proposals that are not allocated or included within Settlement Boundaries may still potentially be able to gain planning permission under the proposed LDP policies, for example as exception sites for affordable housing or under criteria policies.
- 7.6. The Site Assessment Report includes tables that follow the progress of each site at each stage of the assessment of candidate sites. In some instances part of a site was unacceptable but a part was suitable either for inclusion within a

¹² Candidate Site Assessment Methodology <https://www.pembrokeshire.gov.uk/local-development-plan-review/candidate-sites>

¹³ Site Assessment Report <https://www.pembrokeshire.gov.uk/local-development-plan-review/ldp2-evidence-base>

Settlement Boundary or as an allocation. Officers' summaries provide further analysis.

Chapter 8: No Plan Scenario

Background

- 8.1. The no plan or business as usual scenario is also assessed according to the requirements of the SEA Directive. This is to determine the sustainability effects in the absence of the plan and demonstrates the contribution of the new plan to sustainable development.
- 8.2. The SEA Directive requires identification of “the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programme” (Annex 1 (b)).
- 8.3. Table 4 summarises the potential scenarios against the respective SA Objective.

Table 3: No plan or business as usual scenario

SA Objective	Business as usual - LDP1 until 2021, National Policy thereafter
1. Develop and maintain a balanced population structure	The planning system has limited scope in achieving this objective – all current and future plans and policies encourage developments that are beneficial to all sectors of society. The over-arching principle of the LDP1 puts sustainable development at the heart of the plan. Policies within the LDP1 support economic development and housing growth, including affordable housing.
2. Promote and improve human health and well-being through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	The goal of sustainable development, which includes all the facets of this objective, is driven by international and national policy agendas. In the absence of a Plan, or under the LDP1, it can be expected that the Planning System will continue to support this SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	The planning system can facilitate this objective through allocating land, but it cannot directly induce these improvements, whether through LDP1 or national policy.
4. Minimise the need to travel and encourage sustainable modes of transport	The Sustainable Development approach of the LDP1 has different effects as it aims to reduce the need for the rural population to travel to urban areas, though this can lead to increased travelling between settlements. The overall spatial emphasis of the LDP1 is to deliver development within a settlement strategy. LDP1 allocates employment land throughout the county, encouraging investment and employment opportunities close to the centres of population in urban and rural areas and strategic sites. National guidance aims to deliver sustainable development and so, in a no-plan scenario, guidance would deter inappropriate building in the countryside and other unsustainable locations.
5. Provide a range of high quality housing including affordable housing to meet local needs	LDP1 claims to address the housing need with site allocations, as detailed in Strategic Policies SP 7, SP 8, SP 12-15 and General Policies for the Plan period 2013-2021. In a no-plan scenario this would cause

	<p>great difficulties in ensuring an appropriate housing provision.</p> <p>Strong affordable housing policies within the LDP1 have delivered a high number of affordable dwellings, and would continue to until 2021.</p>
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	<p>LDP1 promotes a settlement hierarchy based on the functional characteristics and availability of services and facilities. Hub Towns, Rural Settlements, Service Villages, Large Local Villages, and Small Local Villages have been defined.</p> <p>Strategic and General Policies support the LDP1 to ensure development supports this SA Objective. Guidance also exists in national policy.</p>
7. Protect and enhance the role of the Welsh language and culture	<p>The connection between the land-use planning system and the Welsh Language is made in national guidance. A Strategic Policy SP 9 of LDP1 ensures development is managed sensitively in areas where the Welsh language has a significant role in the local community. The policy does little to 'enhance' the role of the language.</p>
8. Provide a range of good quality employment opportunities accessible to all sections of the population	<p>Land has been allocated in LDP1 to provide a mix of strategic and local sites, adjacent the Milford Haven Waterway, in Pembroke Dock and Blackbridge, Milford Haven, Haverfordwest and at Trecwn. Local sites are identified in the Hub Towns and in some rural settlements. The Planning system however does not deliver these opportunities, whether there is an adopted plan or not.</p>
9. Support a sustainable and diverse local economy	<p>LDP1 largely seeks to support a strong rural and urban economy. The LDP1 favours complementarity between the key settlements, phasing of housing development, should help better achieve this objective. Policies in the LDP1 also support the Visitor Economy, Retail Development and facilitate agricultural diversification.</p>
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	<p>The LDP1 and national guidance both have policies that relate to the SA Objective, for example regarding renewable energy generation, pollution minimisation and sustainable transport provision.</p>
11. Maintain and improve air quality	<p>There are two Air Quality Management Areas within the Plan area. There are policies in the LDP1 address environmental quality, including air pollution. Sustainable Development is the overarching principle of the Plan.</p>
12. Minimise the generation of waste and pollution	<p>Waste and pollution are areas with a great deal of directives and guidance at National level and above. LDP1 is led by the National Waste Strategy for Wales, TAN 21, and supported by local policies SP11, GN 40, GN 41 and GN 42.</p>
13. Encourage the efficient production, use, re-use and recycling of resources	<p>Resources in this context include a wide range – including minerals, waste, compost, water, energy, land and so on. Many of these components are the specific subject of other SA objectives where greater detail is</p>

	provided. The key principle to deliver in LDP1 is Sustainable Development (Strategic Policy 1). In the absence of the plan, National Policy and guidance would also support this SA Objective.
14. Maintain and protect the quality of inland and coastal water	National and European level legislation and plans support this SA Objective. The LDP1 has objectives to and policies to ensure that inland and coastal water are maintained and protected.
15. Reduce the impacts of flooding and sea level rises	TAN 15 provides relevant detailed guidance over and above LDP1 policies. These policies clearly deter development that may lead to flooding or weaken our defences against flooding. Local Authorities also receive clear guidance from Natural Resources Wales in relation to Development Plans and individual planning applications, so overall, this objective would be pursued under a no plan, a business as usual and an LDP1 scenario.
16. Use land efficiently and minimise contamination	LDP1 makes clear that land is used efficiently (GN 2 Sustainable Design), and that any areas of brownfield with contamination would be remediated as part of their redevelopment. The environmentally-focused SA objectives are prioritised equally under any type of plan and / or under national guidance.
17. Safeguard soil quality and quantity	Soils are included in LDP1 under GN 1 the General Development Policy. There is still a lack of information on this issue.
18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems	LDP1 Policy GN 37 supports Planning Policy Wales, TAN 5 and the Pembrokeshire Local Biodiversity Action Plan and the Pembrokeshire Nature Recovery Action Plan in aiming to protect biodiversity from adverse impacts of development. Like many of the more environmentally-focused objectives, this objective is prioritised equally under any type of plan and / or under national guidance.
19. Protect and enhance the landscape and geological heritage	GN 1 The General Development Policy of the LDP1 states that development will be permitted where the landscape is not adversely affected. The LPA also uses the LANDMAP in assessing the landscape impacts of development proposals. Other policies in the LDP1 (GN2) also support this and impacts on landscape are considered throughout a range of policies for a range of development types.
20. Encourage quality locally distinct design that complements the built heritage	LDP1 policy on Sustainable Design (GN 2) supports the concept of local distinctiveness and appropriate design. Planning Policy Wales and TAN12 Design also apply.
21. Protect, enhance and value the built heritage and historic environment	The Planning system is equipped with mechanisms such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and various other designations that ensure the impact on built heritage and historic environment are considered in all development proposals, whether under the LDP1 or purely through national guidance. Policies in LDP1 support this; GN1, GN2, GN 38.

Conclusion of No Plan Scenario

- 8.4. The key sustainability issues identified for Pembrokeshire from all sources have been analysed to assess the likely scenario if there was no LDP for 2017-2033 (see Table 3). This prediction is difficult as it is dependent upon a wide range of unknown factors. The scenario is based on the likely implications for Pembrokeshire in the absence of a framework to guide the use and development of land. Where other plans, programmes and policies that may also influence these issues, such as national policy, these are given as an example. LDP1 ceases to be the relevant plan in 2021, and thereafter, development would be guided by national policy in the absence of a plan.

Chapter 9: In-combination and Cumulative Effects

Introduction

- 9.1. Other plans may also influence the effects of the Local Development Plan Deposit. Most notable of these are the Wales Spatial Plan (update 2008), the forthcoming National Development Framework for Wales, the Welsh National Marine Plan and the Development Plans for the Pembrokeshire Coast National Park Authority, Ceredigion County Council and Carmarthenshire County Council. The Pembrokeshire County Council LDP2 and SA will take account of these other plans. Other plans, programmes and policies were also reviewed for the SA Scoping Report Appendices and Initial SA Report and these documents will be updated to include any new plans which are developed as the Plan progresses.
- 9.2. The potential impacts and combination effects of neighbouring Authorities' Plans will be addressed by considering Pembrokeshire County Council allocations in the context of neighbouring Authorities' allocations. Statements of common ground will also be produced with neighbouring authorities.
- 9.3. The cumulative nature of the predicted effects was explored where possible and details provided in the commentary. A more detailed determination of the cumulative effects and any consideration of mitigation measures will be undertaken at the next stage of the SA/SEA in which more specific policies and strategic sites will be appraised.
- 9.4. Effects will also be related to the sustainability baseline in a particular area through assessing every option on its own merit and relating it to the baseline and issues or opportunities available. There are a variety of potential cumulative effects (Table 4), such as habitat loss and fragmentation from different developments which could cumulatively have a greater effect than these developments alone. The table below identifies potential cumulative effects, this list is not exhaustive and may be updated throughout the process as other effects are identified.

Table 4: Potential cumulative effects

Potential Cumulative Effect	Affected Receptor	Causes
Habitat loss and fragmentation	<ul style="list-style-type: none"> - SSSI, SPA, SAC - Local Biodiversity Action Plans – Areas of local conservation significance - non-designated sites important for ecological connectivity - ecosystems 	Use of land for new infrastructure, dwellings and employment uses.
Climate change	<ul style="list-style-type: none"> - worldwide 	Increase in CO ₂ emissions through increased motorised transport usage and increased emissions from residential and commercial developments.
Increase in ambient noise levels	<ul style="list-style-type: none"> - people living adjacent to major roads - species 	Increase in traffic flows, increased congestion, new transport infrastructure.
Increase in air pollution	<ul style="list-style-type: none"> - people living and working in Air Quality Management Areas - Habitats and species described above 	Increase in traffic flows, increased congestion, new transport infrastructure.
Fragmentation/loss of public open space	<ul style="list-style-type: none"> - Residents and visitors - Existing public open space - Habitats and species as described above 	Use of land for new infrastructure, dwellings and employment uses.
Degradation of water quality	<ul style="list-style-type: none"> - Residents - Habitats and species as above 	Use of land for new infrastructure and increased runoff from impermeable surfaces contaminating waterways.
Loss of local townscape character	<ul style="list-style-type: none"> - Listed buildings - Conservation areas 	Unsympathetic design of new development negatively affecting the setting of listed buildings. Disturbance to character of areas through increased traffic flows.
Increase in flood risk	<ul style="list-style-type: none"> - Residents - Habitats and species as above - Coastal habitats 	Use of land for new infrastructure, dwellings and employment uses and associated increased runoff from impermeable surfaces.
Improvement in overall levels of health	<ul style="list-style-type: none"> - Residents 	Increase in walking and cycling from infrastructure improvements. Improvements in levels of air quality.
Increase in accessibility to essential services	<ul style="list-style-type: none"> - Residents 	Improved provision of public transport, walking and cycling, and car linkages to essential services. Direct provision of new community facilities.
Reducing road traffic and congestion	<ul style="list-style-type: none"> - Residents and visitors - Habitats and species as above 	Various measures and proposals aimed at reducing road traffic and congestion and encouraging alternatives to the car.
Attracting inwards investment and increasing economic diversity	<ul style="list-style-type: none"> - Residents 	Various proposals aimed at improving the image of the area to residents and businesses, which may attract additional private sectors investment in the area.
Increased light pollution	<ul style="list-style-type: none"> - Residents and visitors - Habitats and species as above 	Increase in residential and commercial developments.

Cumulative Effects Assessment of Policies

- 9.5. The cumulative effects of the strategic policies have been explored using a table comparing the positive and uncertain effects across Strategic and General Policies, in relation to the SA of the Policies, compared with SA Objectives. Those policies where there is no relationship have also been highlighted. The uncertainty of cumulative effects will be investigated when more detailed policies and specific locations have been identified. Policies will be developed to ensure no adverse impacts.
- 9.6. By reading across the table, the potential overall cumulative effects of the policies on contributing to the SA Objective can be summarised. The Strategic Policies have been grouped together where clear links between policies exist.
- 9.7. The cumulative assessments are shown in Tables 5 and 6 and use the key:
- ✓ The strategic policy may have a potential positive effect on the SA Objective.
 - x The policy is incompatible or there are potential incompatibilities with the SA Objective
 - ? It is uncertain what effect the policy will have on the SA Objective, a more detailed assessment will be required.
 - 0 The policy has no direct relationship with the SA Objective.

Conclusions of In-combination and Cumulative Effects Assessment

- 9.8. The in-combination effect of the plan will be carried out when further detailed policies and specific land allocations are developed. These can then be compared with neighbouring authorities and also with other plans.
- 9.9. The most uncertainty of cumulative effects relates to the environmental SA objectives (Tables 5 and 6). However, there are significant positive effects on the social and economic objectives in terms of housing, education, employment and economy.
- 9.10. The SA will consider the cumulative effects of the spatial options with regards to neighbouring authority's plans as these plans evolve.

Table 5: Cumulative effects assessment of Strategic Policies

SA Objectives	Strategic Policies												17	18	19	Potential Cumulative Effects
	1	2,3,5,6	4	7	8,9	10	11	12	13	14	15	16				
1 – Population	✓	?✓✓ ✓	✓	✓	✓ ✓	✓	0	✓	✓	?	0	0	?	0	0	Largely positive impacts
2 – Human Health	✓	00✓0	0	✓	✓ ✓	✓	✓	?	?	✓	✓	0	✓	?	✓	Overall potential positive effect on human health
3 – Education	✓	00✓0	?	0	0 0	✓	0	✓	✓	0	✓	0	0	0	0	Positive cumulative effects and no relationship
4 – Transport	✓	✓?✓ ✓	0	✓	✓ 0	✓	✓	✓	✓	✓	✓	0	0	?	0	Some positive impacts, uncertainty with transport in the countryside.
5 – Housing	✓	✓✓✓ 0	0	✓	✓ ✓	✓	0	0	0	0	0	✓	0	0	0	Overall positive effects on housing including affordable housing.
6 – Communities	✓	??✓?	?	✓	✓ ✓	✓	✓	✓	✓	0	0	✓	0	✓	✓	Largely positive social effects
7 – Welsh	✓	?0✓0	0	?	? ✓	✓	0	0	0	0	✓	0	✓	0	0	Largely no effect, some positive effects
8 – Employment	✓	✓✓✓ 0	✓	?	✓ ✓	✓	0	✓	✓	✓	✓	✓	0	0	0	Significant positive effects on employment
9 – Economy	✓	✓✓✓ 0	✓	✓	✓ ✓	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	Significant positive effects on the economy
10 – Climate change	✓	?000	0	✓	✓ ?	✓	✓	?	?	✓	0	0	0	?	?	Positive effects on climate change, some uncertainty further investigation as the plan evolves
11 – Air quality	✓	0000	0	?	✓ ?	✓	0	?	?	✓	0	0	0	?	?	Positive cumulative effect on air quality, further investigation as the plan evolves.
12 – Waste & pollution	✓	0000	0	0	0 0	✓	0	?	?	0	0	0	0	?	✓	Potential positive effects
13 – Resources	✓	0000	0	0	0 0	✓	0	?	?	0	✓	0	0	0	✓	Positive effects cumulatively for resources
14 – Water Quality	✓	?000	0	0	0 0	✓	✓	?	?	0	✓	0	0	0	✓	Largely positive impacts, some uncertainty
15 – Flooding & Sea Level	✓	0000	0	0	0 0	✓	0	?	?	0	0	0	0	0	0	Cumulative impacts are generally positive
16 – Land use & Contamination	✓	00?0	0	0	0 x	✓	0	?	?	✓	✓	0	0	0	✓	Largely positive impacts on land use and contamination, some uncertainty.
17 – Soil	✓	0000	0	0	0 0	✓	✓	0	0	0	0	x	0	X?	✓	Some positive effect on soils and no relationship.

18 – Biodiversity	✓	0000	0	✓	✓ ✓	✓	✓	?	?	0	✓	x?	0	?	✓	Positive effects on biodiversity, some uncertainty
19 – Landscape	0	0000	0	0	0 0	✓	✓	?	?	0	✓	x?	0	X?	✓	Positive effects on landscape, no relationship, and some uncertainty.
20 – Design	0	000✓	0	✓	✓ ✓	✓	?	✓	?	✓	✓	0	0	?	0	Largely positive impacts on design
21 – Built Heritage & Historic Env	0	✓✓✓ ✓	0	✓	✓ ✓	✓	0	✓	?	✓	✓	0	✓	?	✓	Some positive effects, and some uncertainty which requires further investigation.

Table 6: Cumulative effects assessment of General Policies

	PLACE-MAKING Area Wide Policies 1-5					LIVING AND WORKING GENERAL POLICIES 6-21										RESOURCEFUL COMMUNITIES GENERAL POLICIES 22- 34				
SA Objectives	1-5					6-10	11	12	13	15	16-17	18	20	21	22	23	25	26	27	
1 – Population	0	0	0	0	0	✓	✓	?	0	0	✓	✓	✓	✓	✓	✓	0	0	✓	
2 – Human Health	✓	✓	✓	?	?	✓	0	0	✓	✓	0	✓	✓	0	✓	✓	0	✓	✓	
3 – Education	0	0	✓	0	0	✓	0	0	0	0	0	0	0	0	✓	✓	✓	0	✓	
4 – Transport	✓	✓	✓	0	0	✓	✓	X?	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	✓	
5 – Housing	0	0	✓	✓	✓	0	✓	✓	✓	✓	✓	✓	0	0	0	✓	0	✓	0	
6 – Communities	✓	✓	✓	?	?	✓	✓	?	✓	✓	0	✓	✓	✓	✓	✓	✓	0	✓	
7 – Welsh	✓	✓	✓	0	0	?	0	0	0	0	✓	✓	✓	✓	✓	0	?	✓	0	
8 – Employment	0	0	0	✓	✓	✓	0	0	0	0	0	0	✓	0	✓	0	0	0	0	
9 – Economy	0	0	0	✓	✓	✓	✓	0	0	0	0	0	0	0	✓	0	✓	✓	0	
10 – Climate change	✓	✓	✓	✓	✓	✓	0	X ✓	✓	✓	✓	✓	0	0	✓	0	✓	0	0	
11 – Air quality	✓	✓	✓	✓	✓	?✓	0	0	✓	✓	0	0	0	0	0	0	?	0	0	
12 – Waste & pollution	✓	✓	✓	✓	✓	?✓	✓	0	✓	✓	✓	0	0	0	✓	0	?	0	0	
13 – Resources	✓	✓	✓	✓	✓	?	✓	0	✓	✓	✓	0	✓	0	✓	0	0	0	0	

14 – Water Quality	✓	✓	✓	?	?	0	✓	0	✓	✓	0	0	0	0	✓	0	0	0	0
15 – Flooding & Sea Level	✓	✓	✓	0	0	0	✓	0	✓	✓	✓	0	0	0	✓	0	0	0	0
16 – Land use & Contamination	✓	✓	✓	✓	✓	?	✓	0	✓	✓	0	0	0	0	✓	0	0	0	0
17 – Soil	✓	✓	✓	0	0	0	✓	0	0	0	0	0	0	0	✓	0	0	0	0
18 – Biodiversity	✓	✓	✓	?	?	?	✓	0	✓	✓	0	0	0	0	✓	0	0	✓	0
19 – Landscape	✓	✓	0	?	?	0	0	0	✓	✓	0	0	0	0	✓	0	0	✓	0
20 – Design	✓	✓	✓	0	0	?	✓	✓	✓	✓	0	✓	✓	0	✓	X	0	✓	0
21 – Built Heritage & Historic Env	✓	✓	0	0	0	?	✓	✓	✓	✓	✓	✓	✓	0	✓	✓	0	✓	0

Table continued

	RESOURCEFUL COMMUNITIES GENERAL POLICIES 22-34				PROTECTING OUR ENVIRONMENT POLICIES 35-47											Potential Cumulative Effects			
SA Objectives	28	29	30	31-34	35	36	37	38	39	40	41	42	43	44-45	46-47				
1 – Population	✓	0	0	0	✓	0	✓	0	0	✓	0	0	0	0	0	Generally no effects.			
2 – Human Health	✓	✓	?	0	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Overall potential positive effect on human health			
3 – Education	✓	0	0	0	0	0	0	0	0	0	0	✓	✓	0	0	Some positive effects, but not many policies directly affect this objective			

4 – Transport	✓	0	?	0	✓	0	✓	0	0	0	0	✓	✓	✓	0	Largely positive, but with some uncertainty which requires further investigation and will depend on the nature of individual proposals
5 – Housing	✓	✓	0	✓	0	0	0	0	0	0	0	0	0	0	0	Positive effects.
6 – Communities	✓	✓	✓	0	✓	✓	✓	0	✓	✓	0	0	0	✓	✓	Positive social effects anticipated from many types of development
7 – Welsh	✓	0	0	✓	0	0	0	0	0	0	0	✓	✓	0	0	Largely no effect, some positive effects. Will depend on Individual proposals
8 – Employment	✓	✓	0	✓	0	0	0	0	0	0	0	✓	✓	✓	0	Significant positive effects on employment
9 – Economy	✓	✓	?	✓	0	0	0	0	0	0	0	✓	✓	✓	✓	Significant positive effects on the economy
10 – Climate change	✓	0	?	✓	✓	0	✓	0	✓	0	0	0	0	✓	✓	Potential positive effects on climate change.
11 – Air quality	0	0	?	0	✓	0	✓	0	✓	0	0	0	0	✓	?	Some positive effects but cumulative impact will depend on protective policies mitigating the impacts of development.
12 – Waste & pollution	✓	0	0	0	0	✓	0	0	0	0	0	✓	✓	✓	✓	Some positive effects but cumulative impact will depend on protective policies mitigating the impacts of development.
13 – Resources	✓	0	0	✓	0	0	0	0	0	0	0	✓	✓	✓	✓	Positive effects
14 – Water Quality	✓	?	0	0	✓	✓	✓	0	✓	0	0	✓	0	✓	0	A few positive and uncertain effects dependent on the nature of development
15 – Flooding & Sea Level	✓	?	0	0	✓	0	✓	0	✓	0	0	0	0	✓	0	Positive effects
16 – Land use & Contamination	✓	0	0	✓	0	0	0	0	0	0	0	✓	✓	0	✓	Positive effects
17 – Soil	✓	0	0	0	✓	0	✓	0	✓	0	0	0	0	0	0	A few positive and uncertain effects
18 – Biodiversity	✓	?	0	?	✓	0	✓	0	✓	0	✓	✓	✓	✓	?	Some positive effects but cumulative impact will depend on protective policies mitigating the impacts of development.
19 – Landscape	✓	?	0	?	✓	0	✓	✓	✓	0	0	✓	✓	✓	0	Some positive effects but cumulative impact will depend on protective policies mitigating the impacts of development.

20 – Design	✓	?	0	0	0	0	0	✓	0	0	0	✓	✓	✓	0	Mostly positive effects
21 – Built Heritage & Historic Env	✓	?	0	?	✓	0	0	✓	0	0	0	✓	✓	✓	0	Positive effects

Chapter 10: Habitats Regulations Appraisal

- 10.1. Habitats Regulations Appraisal (HRA) of the likely significant effects of the LDP on Natura 2000 sites is also required under Article 6(3) of the Habitats Directive (92/43/EEC) and Conservation of Habitats and Species Regulations 2017. There are a number of Natura 2000 sites designated for their habitats and species which will need to be considered.
- 10.2. HRA is being carried out throughout the production of the plan, and reported separately but parallel to this SA process. At the early stages of the LDP review, a conclusion as to whether or not the plan would have a likely significant effect on Natura 2000 sites (see <https://www.pembrokeshire.gov.uk/local-development-plan-review/habitats-regulation-appraisal>), was not possible, however, the Preferred Strategy was screened against the conservation objectives for the Natura 2000 sites and consulted on with the statutory consultees. The results of this were taken into account during the production of the LDP Deposit and the HRA has been reviewed to take account of this.

Chapter 11: Summary and Next Steps

Summary

- 11.1. This SA was used to determine the sustainability of the Preferred Option, Strategic and General Policies and Land Allocations to help produce the Deposit Plan. The Deposit Plan and SA Report will be consulted with the statutory consultees, stakeholders and the public.
- 11.2. The chosen spatial option was developed through stakeholder consultation and having regard to the SA of the Draft Vision and Draft Objectives and the SA of Strategic Options and the consultation on the Preferred Strategy. The Preferred Option performed well in terms of the contributions to achieving the SA Objectives. The SA process has influenced the LDP resulting in a more sustainable plan, ensuring environmental as well as social and economic factors have been integral to decision making throughout the LDP preparation process. The SA has therefore met its requirements.
- 11.3. The next steps in the process following consultation of the Deposit Plan are to consider the formal representations received and consider alternative sites, provide an opportunity for anyone to put forward representations on the alternative sites proposed. Identify any changes to the Plan then produce the final documents for submission of the Local Development Plan including any focussed changes to the Plan, which will be assessed further, and an SA of Focussed Changes will be prepared, which will also be advertised. The Plan will then be examined by an Independent Inspector to test the soundness of the Plan.

Monitoring

- 11.4. Monitoring of the SA of the LDP will take place following adoption and a full monitoring plan has been developed in the SA of the Deposit Plan. Indicators have been suggested for the monitoring stage process in the SA Scoping Report based on measuring the SA Objectives, however, these are potential indicators which have been selected from the guidance (Table 7). The proposed Monitoring Framework of the LDP is proposed in Appendix 3 of the Plan.

Table 7: Potential indicators for monitoring the SA

SA Objectives	Potential SA indicators: ways of quantifying the baseline, prediction and monitoring
1. Develop and maintain a balanced population structure	% of population aged 65+, Population projections, % of people of working age, claiming benefits, Proportion of people in wards which rank within the most deprived, Index of multiple deprivation, Homelessness, % of unfit dwellings,

	Number of people applying for affordable housing (i.e. social housing waiting list), People applying for social housing as their only option.
2. Promote human health and well-being through a healthy lifestyle and access to healthcare and recreation opportunities and a clean and healthy environment	Mortality by cause, Death rates, Hospital waiting lists, Proportion of households within agreed walking/cycling distance to key services, Life expectancy for men and women, Infant mortality, Total number of people Killed or Seriously Injured (KSI) in road collisions per year, Long term sickness, Accessibility of semi-natural greenspace.
3. Improve education opportunities to enhance the skills and knowledge base	Qualifications at age 19, 16 year olds with no qualifications, % of adults in adult education.
4. Minimise the need to travel and encourage sustainable modes of transport	Length of rights of way, Mode of travel to work, particularly % travel to work by car, Distance travelled per person per year by mode of transport, Volume of traffic, Households with a car/without a car, Journeys made by public transport, Parking provisions in new developments, Number and length of cyclepaths, Number of people or number of journeys car sharing, Congestion mapping, Public transport accessibility, Air quality related to congestion, Road traffic incident casualties (links Human Health)
5. Provide a range of 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. 7. Protect and enhance the role of the Welsh language and culture	Population age profile, % of people who are Welsh speakers, % of young people remaining in or returning to the area, House price/earnings affordability ratio, Overall levels of new housing provided, Variety, type and mix of new housing, Amount of affordable housing provided, Homes brought back into use Number of unfit homes, Homes improved for energy efficiency and thermal efficiency, % of second and holiday homes, % of residents finding it easy to access key services (shops, post office, schools, GP/primary care), Access to services in rural areas. Access to services for people with a disability, Crime statistics, Crime statistics by type of crime, Fear of crime statistics, Offences per 1000 of population.
8. Provide a range of good quality employment	Unemployment Gross Value Added (GVA) and GVA per person

opportunities accessible to all sections of the population. 9. Support a sustainable and diverse local economy	Gross Domestic Product (GDP) % of people of working age in work Percentage of (i) children and (ii) all working age people living in workless households Diversity of economic sectors represented (% VAT registered companies) % of economic activity by sector Average weekly pay, average wage levels Industrial structure (i.e. how many micro, small, medium, large companies) Volume and spend of tourists Gains/losses of shops in town centres Number or % of unoccupied units in town centres Employment land availability Employment premises Area of new employment sites and serviced units Broadband coverage and quality Economic inactivity, Economic activity Income per head
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	Annual emissions of greenhouse gases CO ₂ by end user CO ₂ by sector and per capita emissions Energy use (gas and electricity) Energy use per household Energy efficiency of the economy Proportion and amount of energy supplied from (local) renewable sources Pembrokeshire ecological footprint Pembrokeshire carbon footprint % new development in flood plains % new developments with SUDS % or number of people/properties/communities affected by flooding Frequency of flood events (as above)
11. Maintain and improve air quality	Days when air pollution is moderate or higher at Narberth AURN Concentrations of air pollutants Sulphur dioxide and nitrogen dioxides emissions Presence of Air Quality Management Area Achievement of emission limit values
12. Minimise the generation of waste and pollution 13. Encourage the efficient production, use, re-use and recycling of resources	Waste arisings by sector Total and percentage of municipal waste and municipal waste recycled, composted, used to recover heat, power and other energy sources, and land filled Hazardous waste Proportion of minerals and aggregates used from secondary and recycled minerals and aggregates Proportion of construction and demolition waste that is landfilled Proportion of construction and demolition waste that is re-used and recycled Materials consumption per head Electricity produced from renewable sources Access to recycling facilities

	% of properties served by a kerbside collection of recyclables/average number of properties served by a civic amenity and recycling centre or bring point.
14. Maintain and protect the quality of inland and coastal water	% of total classified rivers, surface waters, groundwaters complying with water quality objectives/legislation Nutrients in water Number of substantiated water pollution incidents Compliance with Bathing Water Directive
15. Reduce the impacts of flooding and sea level rises	% new developments in flood plains % new developments with SUDS Number of people/properties/communities affected by flooding Number of properties in flood zone defined by TAN15 Frequency of flood events Abstractions by sector Water leakage Water efficiency and conservation – number of water meters Per capita consumption of water Area of soil lost to impermeable surfaces Flooding from sewage Internal flooding
16. Use land efficiently and minimise contamination.	Area of soil lost to impermeable surfaces Change in soil carbon Area of contaminated land and contaminated land remediated
17. Safeguard soil quality and quantity	Area of development of brownfield/contaminated land/previously developed land Development density Area under agri-environment schemes Loss of agricultural land
18. Maintain, enhance & value biodiversity and promote the resilience of ecosystems	Populations of wild birds (all species, farmland, woodland and urban) Achievement of local and national targets Proportion of land designated as SAC, SPA, Ramsar, SSSI, LNR, NNR, RIGs % of designated sites in unfavourable condition Proportion of woodland and semi-natural woodland Biodiversity gains from new development proposals Number of biodiversity sites affected by development Number of visitors to nature reserves Proportion of land under agri-environment schemes Parks and green spaces with green flag award Connectivity of habitats (woodland, rivers, hedgerows etc) Number of TPOs Number of planning applications with ecological surveys/appropriate assessments.
19. Protect and enhance the landscape and geological heritage	Number of planning applications with a design statement Number of sites designated for cultural heritage including archaeology affected by plan proposals Condition of sites designated for cultural heritage

<p>20. Encourage quality locally distinct design that complements the built heritage</p>	<p>Number of listed buildings adversely affected by plan proposals Condition of listed buildings Number of delisted buildings Number / % of buildings on buildings at risk register Loss or damage to historic view lines or vistas</p>
<p>21. Protect and enhance the built heritage and historic environment</p>	<p>Conservation areas with up to date character assessments Conservation areas influenced by plan proposals Historic landscape areas with landscape character assessment Measured area of land within the Historic Landscapes affected by new development Number of historic parks and gardens adversely affected by development/plan proposals Number of geodiversity sites affected by development Number of Local Geodiversity Action Plans (LGAPs) Area of common land Number of flytipping incidents Length, presence of specific landscape features (hedgerows, stone walls) removed or restored Number of designated wreck sites affected by plan proposals Number of outstanding historical/cultural aspect areas in LANDMAP Number of outstanding visual and sensory aspect areas in LANDMAP % of SAMs in the Council's ownership having undergone positive management works over the lifetime of the LDP Number of SAMs adversely affected by development plan proposals Improvement/deterioration in the condition of monuments in the ownership of the Council Cultural sites accessible by public transport Hectares of land given over to development per year Area of derelict land returned to open space Number of derelict sites restored Lengths of road with overhead lighting columns Change in light pollution Number of developments using full cut-off lighting % of land designated for landscape or historic garden.</p>

Appendices

APPENDIX 1: SA of the LDP Vision

Key

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

Vision and SA objectives	In 2033 Pembrokeshire is a place with strong resourceful communities, where challenges of rurality and climate change are successfully tackled.	A distinctive sense of place exists based on its natural, landscape, cultural, built and linguistic heritage.	Homes are provided for all and a strong economy enables people of all ages to live, work and thrive in the County.	Employment opportunities linked to start-up businesses, tourism, rural diversification, the green and blue energy industry and new sectors linked to the strategic opportunities provided by the Milford Haven Waterway and links to Ireland are promoted.	Town Centres are vibrant places where a range of uses take place.	Development is supported by key infrastructure.	Across the County green infrastructure and biodiversity are enhanced with accessible and healthy environments delivered for both people and wildlife.
1. Develop and maintain a balanced population structure.	+ Developing resourceful communities where challenges of rurality are successfully tackled may assist in	0 Developing a distinctive sense of place is unlikely to impact significantly on	+ Provision of appropriate homes for all sections of the community and encouraging a strong economy with	+ Provision of a range of employment opportunities should positively support this SA objective.	0 Ensuring that Town Centres are vibrant is unlikely to impact on population structure.	0 No significant impact on maintaining a balanced population structure.	0 Ensuring that environments are accessible and healthy for people may increase general health and there is therefore a potential link

		developing and maintaining a balanced population structure.		population structure.		its explicit aim of providing opportunities for all ages to live, work and thrive in the County should positively support this SA objective.						with the overall population, although not directly with its structure.		
2. Promote and improve human health and well-being through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment.	0	No direct link to this SA objective.	0	No direct link to this SA objective.	+	Providing access to homes (particularly affordable housing) has been proven to improve health outcomes.	+	Creating job opportunities and therefore reducing unemployment is likely to have a positive impact on a population's health.	0	A vibrant town centre with a range of uses has the potential ensure that communities have access to key facilities and services, which would include health care	0	No direct link to this SA objective.	+	There is a strong compatibility between this aspect of the Vision and this SA objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Part of developing resourceful communities involves supporting skills development.	0	No direct link to this SA objective.	+	A strong economy should enable support and development of opportunities to enhance the skills and knowledge base.	+	Support for start- up businesses should deliver opportunities to enhance skills and knowledge base.	0	No direct link to this SA objective.	0	No direct link to this SA objective.	0	No direct link to the SA objective.

4. Minimise the need to travel and encourage sustainable modes of transport	+ 0 -	Resourceful communities may be self-reliant in many ways (for example on energy generation) or by developing different service models which reduce the need to travel. However supporting rural communities may in some cases generate use of unsustainable modes of transport.	0	No direct link with this SA objective.	0	Much depends on the location in which homes are provided as to whether or not this element is compatible with the SA objective.	0	Supporting businesses which provide jobs may reduce the need to travel, but much will depend on the location of those businesses and will depend on the LDP strategy. + There are large pockets of existing population around the Milford Haven Waterway and at Fishguard and Goodwick, so promotion of strategic opportunities in this area may reduce the need to travel.	+	Ensuring vibrant Town Centres may reduce the need to travel to locations further afield.	0	No direct link with this SA objective.	+	Promotion of Green Infrastructure can encourage sustainable modes of transport, such as cycling and walking.
5. Provide a range of high quality housing including affordable housing to	+	The two are highly complementary as delivering strong resourceful communities requires housing	+	Ensuring that development helps to create a distinct sense of place based on natural,	+	Strong compatibility between this element of the Vision and the SA objective.	0	No direct link to this SA objective.	0	No direct link to this SA objective.	0	These elements are compatible.	0	No direct link to this SA objective.

meet local needs.		issues to be addressed.		cultural, built and linguistic heritage will assist in delivering high quality housing.										
6. Build safe, vibrant and cohesive communities which have improved access to key service and facilities.	+	Delivering strong resourceful communities is part of building safe, vibrant and cohesive communities. Part of tackling challenges of rurality involves addressing how rural communities can access key services and facilities.	+	Part of delivering vibrant and cohesive communities involves supporting the welsh language and ensuring that there is a distinctive sense of place.	+	Provision of homes for all and support for a strong economy are two critical elements of building safe, vibrant and cohesive communities. 0 The LDP strategy which sets out	+	Supporting a range of employment opportunities is part of building safe, vibrant and cohesive communities.	+	Ensuring that Town Centres are vibrant is a part of ensuring that communities (particularly those with limited access to private transport or the internet) have access to key services and facilities.	+	Key infrastructure is essential for services and facilities.	+	A healthy and accessible environment with connections through green infrastructure promoted will assist both in supporting cohesive communities and in ensuring access to services and facilities.
7. Protect and enhance the role of the Welsh language and culture.	+	Part of delivering strong resourceful communities is supporting the Welsh language and culture. One of the issues that the Plan hopes to tackle (and which is particularly key in rural areas) is support for the	+	Strong complementarity between this SA objective and this element of the Vision.	+	Provision of homes for all can assist in protecting the Welsh language as it means welsh speaking residents are able to find a home in their community. Supporting the economy may also make it	+	Support for different employment opportunities may make it more likely that welsh speaking residents can stay in their community, rather than moving away to look for work.	+	Town Centres are community hubs that provide excellent places for cultural exchange and use of Welsh language.	+	Positive support for this SA objective.	0	No direct link to this SA objective.

		Welsh language.				possible for people to stay in their community rather than move away to look for work.								
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	+	Supporting strong resourceful communities where challenges of rurality are tackled is directly compatible with this SA objective.	0	No direct link to this SA objective.	+	Direct links with between this SA objective and supporting a strong economy that enables people of all ages to live, work and thrive in the County.	+	Direct compatibility between the SA objective and this part of the Vision. The extent to which the employment opportunities are accessible to all sections of the population will depend on the location, but the broad nature of those identified which include rural diversification suggests this aspect of the SA objective is likely to be supported.	+	Ensuring town centres are vibrant should ensure job opportunities in these locations. They are accessible to a significant proportion of the population but not all. The other aspects of the Vision which focus more broadly on the economy should however ensure that this aspect of the objective is supported.	+	Positively supports this SA objective.	0	No direct link to this SA objective.
9. Support a sustainable and diverse local economy.	+	Direct compatibility as this SA objective should be achieved by the	0	No direct link to this SA objective.	+	Direct links with between this SA objective and supporting a	+	Direct compatibility between the SA objective	+	Ensuring town centres are vibrant is one aspect of supporting a	+	Positively supports this SA objective.	0	No direct link to this SA objective.

		Vision's aspiration to support strong, resourceful communities where the challenges of rurality are tackled.				strong economy that enables people of all ages to live, work and thrive in the County.		and this part of the Vision.		sustainable and diverse local economy.				
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change.	<div><div>+</div><div>-</div></div>	<div><div>Supporting resourceful communities may well assist in this, particularly in cases where communities are generating their own energy.</div><div>Tackling issues of rurality however may in some cases mean that unsustainable locations for services are required to support communities or that car-based travel is necessary.</div></div>	0	No direct link to this SA objective.	0	No direct link to this SA objective.	<div><div>+</div><div>-</div></div>	<div><div>Promotion of green energy is compatible with this SA objective.</div><div>Other types of employment however including rural diversification may result in increases in car travel.</div></div>	+	Supporting Pembrokeshire's town centres may result in fewer trips to locations further afield for services.	+	Direct compatibility between this part of the Vision and the SA objective.	+	Direct compatibility between this part of the Vision and the SA objective.
11. Maintain and improve air quality.	0	No direct link to this SA objective.	0	No direct link to this SA objective.	0	No direct link to this SA objective.	+	There is a positive relationship between this	+	Certain town centres have air quality issues	+	Policies in the plan address this SA Objective.	+	Enhancing biodiversity and promoting healthy

							part of the Vision and the SA Objective. Policies in the plan address this SA Objective.	(Pembroke and Haverfordwest). Policies in the plan address this SA Objective.			environments should result in improvements to air quality.			
12. Minimise the generation of waste and pollution	+	Encouraging strong resourceful communities should result in the minimisation of waste generation.	0	No direct link to this SA objective.	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective..	+	Policies in the plan address this SA Objective.	+	Promoting a healthy environment and biodiversity is a positive contribution to meeting this SA objective.
	-	Supporting rural communities may however result in increased air pollution from cars.												
13. Encourage the efficient production, use, re-use and recycling of resources	+	Encouraging strong resourceful communities should contribute towards meeting this SA objective.	0	No direct link to this SA objective.	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective..	+	Policies in the plan address this SA Objective..	+	Policies in the plan address this SA Objective.	0	No direct link to this SA objective.
14. Maintain and protect the quality of inland and coastal water	+	Policies in the plan address this SA Objective.	+	Responding to a place's natural heritage should assist in delivering	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective.	+	Policies in the plan address this SA Objective.	+	Promotion of biodiversity and healthy environments should assist in meeting this SA objective.

				this SA objective.										
15. Reduce the impacts of flooding and sea level rises	+	Specific policies and national policy and guidance will support this SA Objective.	+	Specific policies and national policy and guidance will support this SA Objective	0	No direct link to this SA objective.	0	No direct link to this SA objective.	?	There may be a conflict between this aspiration and the SA objective as certain town centres including Haverfordwest are heavily constrained by flood risk. Specific policies and national policy and guidance will support this SA Objective	?	Specific policies and national policy and guidance will support this SA Objective	+	Promotion of biodiversity and healthy environments should assist in meeting this SA objective.
16. Use land efficiently and minimise contamination	+	Specific policies and national policy and guidance will support this SA Objective	0	No direct link to this SA objective.	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Promoting healthy environments should result in minimising contamination.
17. Safeguard soil quality and quantity	+	Specific policies and national policy and guidance will support this SA Objective. Soil is included in GN 1.	+	Specific policies and national policy and guidance will support this SA Objective. Soil is	+	Specific policies and national policy and guidance will support this SA Objective. Soil is included in GN 1.	+	Specific policies and national policy and guidance will support this SA Objective. Soil is included in GN 1. Unclear at this stage	0	No direct link to this SA objective.	+	Specific policies and national policy and guidance will support this SA Objective. Soil is included in GN 1.	+	Promoting biodiversity and healthy environments should assist in safeguarding soil quality and quantity.

				included in GN 1.			how this part of the Vision will interact with the SA objective. This will depend on the policy approaches set out later in the LDP							
18. Maintain, enhance and value biodiversity and promote the resilience of ecosystems.	+	Specific policies and national policy and guidance will support this SA Objective.	+	Supporting a distinctive sense of place based on natural heritage should ensure that biodiversity is maintained, enhanced and valued.	+	Specific policies and national policy and guidance will support this SA Objective	+	V	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Promoting biodiversity and healthy environments is directly compatible with the SA objective.
19. Protect and enhance the landscape and geological heritage	+	Specific policies and national policy and guidance will support this SA Objective	+	This is complementary in nature – ensuring development promotes a distinctive sense of place based on natural heritage should meet the SA objective.	+	Potentially delivering housing and a strong economy may result in negative landscape impacts / impacts on geological heritage. However, specific policies and national policy and guidance	+	Potentially delivering such employment opportunities may have a negative landscape impacts / impacts on geological heritage, however specific policies and national policy and guidance will support	0	No direct link to this SA objective.	+	Specific policies and national policy and guidance will support this SA Objective	+	Promoting green infrastructure, biodiversity and healthy and accessible environments should assist in protecting and enhancing the landscape and geological heritage.

						will support this SA Objective		this SA Objective						
20. Encourage quality locally distinct design that complements the built heritage	0	No direct link to this SA objective.	+	Strongly complementary in nature.	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	0	No direct link to this SA objective.
21. Protect, enhance and value the built heritage and historic environment.	0	No direct link to this SA objective.	+	Strongly complementary in nature.	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Specific policies and national policy and guidance will support this SA Objective	+	Potentially some commonality as green infrastructure can enhance the setting of and interconnections between built heritage and the historic environment.

APPENDIX 2: Compatibility of the SA and LDP Objectives

✓ Objectives compatible

X Objectives not compatible

? Uncertain – dependent on other factors or further details

0 No link between objectives or not relevant to SA objective

LDP Objectives	SA Objectives	A - Mitigate and respond to the challenge of climate change	B – Deliver high quality development where place-making is supported by sustainable design which responds appropriately to cultural and built heritage, landscape and townscape	C – Sustain and enhance the rural and urban economy by supporting start-up businesses, rural diversification, changing agricultural practices, the visitor economy, and the expansion of Small and Medium Enterprises	D – Sustain resourceful communities by providing a range and mix of homes supported by key community facilities and services	E – Build on the County's strategic location for green/blue energy, maritime and port related development	F – Protect and promote the Welsh language	G – Support a range of uses in Town Centres to assist regeneration	H – Promote accessible and healthy environments for both people and wildlife through the protection and delivery of green infrastructure	I – Improve access to goods and services by facilitating improvements in infrastructure and community facilities and directing development to sustainable locations	J – Protect and enhance the County's environment, biodiversity and habitats	K – Prevent waste arising and ensure resources are used responsibly.
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. Maintain, 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 resource	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	X	✓	?	✓	?	✓	✓	✓	✓
9. Support a sustainable and diverse local economy	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	X	✓	✓	✓	✓	✓	✓	✓	✓	X	✓
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	✓	✓	X?	X	X	?	✓	✓	✓	✓	✓
3. Improve education opportunities to enhance the skills and knowledge base	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2. Promote and improve human health and well-being through a healthy lifestyle, access to healthcare and recreation opportunities, and a clean and healthy environment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1. Develop and maintain a balanced population structure	?	✓	✓	✓	✓	✓	✓	✓	✓	?	✓

APPENDIX 3: SA of Preferred Strategic Option

The Preferred Option was appraised using the key:

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

The full appraisal of the strategic options took place during the Issues, Vision and Objectives and Strategic Housing Options Papers, and the Preferred Strategy and a summary of the SA of the Preferred Option is provided in this Appendix. The Assessments has been updated to reflect that further detail and policies are now available.

SA of preferred growth option

SA Objectives		Preferred Growth Option
		Based on a combination of the 15 year migration trend scenario (PG Long Term Scenario) which suggests a need for 408 homes a year and the two build rate scenarios which demonstrate delivery of 416 homes a year over the last 10 years and 443 homes a year over the last 5 years ; 425 new homes per year or 6,800 over the Plan period.
	+ - 0 ?	Commentary/ explanation
1. Develop & maintain a balanced population structure	- ++	Over the 2017-2033 plan period, there is substantial population growth projected in the 60+ age groups. Whilst an increase in the older (65+) age groups is estimated under all the scenarios, larger net migration flows estimated under the dwelling-led scenarios used in this hybrid option, results in the maintenance of a more youthful population profile
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	0	There is no direct relationship between the number of houses and access to healthcare and recreation and promoting and improving health, this is more likely to be impacted on by location of growth and other plan policies. Opportunities to access a clean and healthy environment were the same for all options presented.

opportunities & a clean & healthy environment		
3. Improve education opportunities to enhance the skills & knowledge base	0	No relationship between the level of growth option and this SA Objective.
4. Minimise the need to travel & encourage sustainable modes of transport	0	The location rather than the level of growth will be the key determinant of compliance with this SA objective.
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 therefore, as a higher level growth has been chosen as the Preferred Growth Option this would equate to a greater number of affordable housing overall.
6. Build safe, vibrant & cohesive communities which have improved access to key service & facilities	++	Cohesive communities are more likely to have a balanced population profile. Whilst an increase in the older (65+) age groups is estimated under all scenarios, larger net migration flows estimated under the dwelling-led scenarios, results in the maintenance of a more youthful population profile.
7. Protect & enhance the role of the Welsh language & culture	++	A more youthful population profile is more likely to support the role of the Welsh language and culture. Whilst an increase in the older (65+) age groups is estimated under all scenarios, larger net migration flows estimated under the dwelling-led scenarios, results in the maintenance of a more youthful population profile. As the Preferred Option is a hybrid of three scenarios this is positive.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	No direct relationship between the level of growth option and this SA Objective. However housing is needed to support employees.
9. Support a sustainable & diverse local economy	++	A greater level of growth is likely to enhance support for local building trades.

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	-	More housing growth may impact negatively on climate change, depending on location as an increase in households results in an increased use of resources. However, specific policies in the plan help to mitigate this.
	+	More housing growth based may also support services which are sustainable (such as bus and train services), which in turn reduces Pembrokeshire's impact on climate change.
11. Maintain & improve air quality	+	Impacts on this SA objective are more likely to be dictated by the location of new development. Allocations have been assessed separately. Policies in the plan help to mitigate negative impacts.
12. Minimise the generation of waste & pollution	+	More housing may result in increased waste and pollution, both in construction and once built. This is the same whichever option was chosen. Strategic and General Policies in the Plan will help minimise impacts.
13. Encourage the efficient production, use, re-use & recycling of resources	+	Greater housing growth is likely to result in the increased use of non-recycled materials in construction. Other Policies support the recycling of building materials.
14. Maintain & protect the quality of inland & coastal water	+	Impacts on this SA objective are more likely to be dictated by the location of new development. Allocations have been assessed separately. Policies in the plan help to support this SA Objective.
15. Reduce the impacts of flooding & sea level rise	+	Impacts on this SA objective are more likely to be dictated by the location of new development. Allocations have been assessed separately. Policies in the plan help to support this SA Objective.
16. Use land efficiently & minimise contamination	+	More housing is likely to result in more land take and associated issues of contamination. Allocations have been assessed separately. Specific policies in the plan help to support this SA Objective.
17. Safeguard soil quality & quantity	?	More housing is likely to result in a need to use greenfield sites which may impact on soil quality. Specific policies in the plan help to support this SA Objective.
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems	-?	Greater levels of housing may result in associated impacts on biodiversity. Policies in the Plan will contribute towards maintaining and enhancing the environment.
19. Protect & enhance the landscape & geological heritage	?	Greater levels of housing may result in associated impacts on landscape and geological heritage. Specific policies in the plan help to support this SA Objective.

20. Encourage quality, locally distinct design that complements the built heritage	0+	No direct relationship between the level of growth option and this SA Objective. However, Pembrokeshire vernacular design is apparent in all areas; therefore the preferred option could potentially positively impact upon locally distinct designs that complement the built heritage. Specific policies in the plan on Design help to support this SA Objective.
21. Protect, enhance & value the built heritage & historic environment	0+	No direct relationship between the level of growth option and this SA Objective. However, this SA Objective would be most strongly supported in settlements with conservation areas and existing listed buildings. Specific policies in the plan help to support this SA Objective.
SUMMARY		Offering a higher growth results in a better performance against SA objectives linked to population structure, community cohesion and delivering affordable housing. As a result of higher growth however the option does perform less well against some SA objectives. However the detailed policies of the Plan ensure these aspects are safeguarded.

SA of the Preferred Spatial Option

SA Objective		Preferred Spatial Option 60%/40% Urban / Rural split of housing allocations in line with the current population split in Pembrokeshire. Directs growth to a greater range of small and medium sized sites, instead of focussing growth on a small number of large sites in urban areas. Growth in settlements with good levels of services, combined with approaches to encourage low carbon builds, ULEV charging points and other elements. A Settlement Hierarchy is also proposed (and assessed separately)
	+ - 0 ?	Commentary/ explanation
1. Develop & maintain a balanced population structure.	0	It would be difficult to argue this spatial option approach would have some, if any, impact on the current ageing population structure in Pembrokeshire.
2. Promote & improve human health & well-being through a healthy lifestyle, access to	+	As this option distributes 60% of development to the Urban Settlements, and 40% development to the Rural Town, Service Centres and Service Villages and Local Villages, more development will be located away from the healthcare leisure and

healthcare & recreation opportunities & a clean & healthy environment.		recreation opportunities of the main towns. 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. However, this option may be more likely to provide better access to recreational and healthcare facilities.
	+	
3. Improve education opportunities to enhance the skills & knowledge base.	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	+	An overall positive effect is likely as development is still focused on primarily urban areas, and to settlements with a minimum number of services. May lead to congestion problems in the areas where development is concentrated.
	-	
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. In addition, the element of three potential policy areas would allow for local issues to be more sensitively dealt with. This option has the potential to increase the provision of affordable housing at the Rural Town, Service Centres and Service Villages. 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.	+	This option would contribute to maintaining safe, vibrant and cohesive communities, with good access to services in urban areas and settlements with a certain level of service provision. This option would contribute more development to the Rural Town, Service Centres and Service Villages than other options, therefore potentially protecting and enhancing their vibrancy.
	+	

	-	Noise disturbance could increase in the Rural Town, Service Centres and Service Villages.
	-	Increased development may increase crime. Specific policies in the plan help to support this SA Objective.
7. Protect & enhance the role of the Welsh language & culture.	+	The preferred option would allow for the protection and enhancement of the Welsh language and culture.
	+	A locally distinct policy approach will mean local circumstances can be taken into account when allocating development.
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	?	The strategic housing options do not include employment options.
	+	The preferred option would disperse more housing to the Rural Town, Service Centres, and Villages where existing employment opportunities may be lower, however, criteria based policies allow further dispersal of a range of employment opportunities to a wide range of settlements, including live work units. This should ensure that employment opportunities were accessible to all sections of the population.
9. Support a sustainable & diverse local economy.	+	The preferred option would support a sustainable and diverse economy.
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	+	The preferred option incorporates policies on renewable energy and other such approaches to reduce the impact of Pembrokeshire's contribution to climate change.
11. Maintain & improve air quality.	-?	This option would distribute more development to the Rural Town, Service Centres and Service Villages. .
	+	However it may reduce pollution hotspots in the towns.
12. Minimise the generation of waste & pollution.	-?	Generation of waste would be the same regardless of spatial location; however an increased concentration of development in the Service Centres and Service villages could put increased pressure on waste water treatment works, sewage infrastructure, etc. at a greater number of infrastructure locations and is less sustainable in relation to the collection of waste.

	-	Greater development in the Rural town, Service Centres and Service Villages could increase the spread of light pollution into areas of Pembrokeshire which are undeveloped and have minimal impact on night sky. Specific policies in the plan help to support this SA Objective.
13. Encourage the efficient production, use, re-use & recycling of resources.	+ 0	Growth which retains an urban focus would be a more 'efficient' use of resources as economies of scale can be realised. Re-use and recycling of resources would be the same regardless of spatial location.
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. Focusing development in urban areas also increases surface water runoff and pollution problems.
15. Reduce the impacts of flooding & sea level rise.	? - -	Development will be directed where flood consequences have been assessed and are acceptable. Housing growth could involve building on greenfield land with associated loss of land permeability, greater surface water runoff and consequently a higher risk of flash flooding. Specific policies in the plan help to support this SA Objective. Further developing coastal 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. Specific policies in the plan help to support this SA Objective.
16. Use land efficiently & minimise contamination.	? +	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 is may be at a financial cost. Efficient use of land can be implemented with appropriate housing density policies.

17. Safeguard soil quality & quantity.	0	The preferred option would guard against development in unsuitable locations and avoid development of best agricultural land or mitigate its impact. Specific policies in the plan help to support this SA Objective.
18. Maintain, enhance & value biodiversity and promote the resilience of ecosystems.	0	Biodiversity is as important in urban and rural locations – the preferred option supports this SA Objective.
19. Protect & enhance the landscape & geological heritage.	+	The impact on landscape will be most affected by the 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.
	+	Re-use of urban brownfield sites could have a positive visual impact on urban landscape
	+	Much geology in main towns has been disturbed or lost through previous development. This option is likely to reduce the potential for damage to important geological sites.
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 the preferred option 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 the preferred option could potentially protect, enhance and value the built heritage and historic environment.
	+	Potentially, this SA Objective would be most strongly supported in settlements with conservation areas and existing listed buildings.
SUMMARY		The Preferred Option proposes an approach that more closely reflects the existing urban-rural population split (approximately 54%-46%). This Option provides scope for area-sensitive approaches to affordable housing need, and the Welsh language which should lead to beneficial results. The majority of development would still be directed to the urban areas, development would be located at settlements with a

	<p>minimum level of services and which would likely result in more journeys by car to the Urban Settlements.</p> <p>Overall, the option would direct less of the overall growth to the Urban Settlements and increase the need to travel for access to leisure, healthcare and recreational facilities. Whilst people are likely to have access to sustainable transport options, this may increase the number of journeys by car and congestion within Urban Settlements. It does however allow for more development in the Rural Town, Service Centres and service villages, potentially helping to support local existing services.</p>
--	--

APPENDIX 4: Assessment of the Strategic Policies

The 19 Strategic Policies developed from the Vision, Objectives and Option Paper, stakeholder meetings and the Preferred Strategy are assessed against the SA Objectives (see tables below).

- ✓ The policy contributes and/or is compatible with the SA Objective.
- x The policy is incompatible 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.

Strategic Policy SP 1 – Creating Sustainable Places All proposals must ensure that development supports the delivery of economic, social, environmental and cultural well-being and sustainable development. Development proposals should demonstrate the following: <ol style="list-style-type: none"> 1. Resource efficiency (see <i>SP 19 Waste Prevention and Management, GN.2 Sustainable Design and GN.4 Resource Efficiency and Renewable Energy</i>) 2. Maintenance and enhancement of biodiversity (see <i>SP 11 Protecting and Enhancing the Environment and GN.1 General Development Policy</i>) 3. Promotion of health and well-being (see <i>GN.1 General Development Policy</i>) (note: <i>Deposit Plan</i> will also include policies on <i>Green Infrastructure and Open Space</i>) 4. Equality of access (see <i>SP 3 Affordable Housing Target, GN. 2 Sustainable Design and GN.3 Infrastructure and New Development</i>) 5. Accessibility to services (see <i>SP 5 Settlement Hierarchy and GN.1 General Development Policy</i>) 6. Support for the Welsh language (see <i>SP 17 Welsh Language</i>) 7. Reduced contribution to climate change (see <i>GN. 1 General Development, GN. 2 Sustainable Design and GN.4 Resource Efficiency and Low Carbon Energy Proposals</i>). 			
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 will contribute towards the development and maintenance of a balanced population structure, by supporting economic, social, environmental and cultural well-being. One aspect of this is referenced by criterion 6, which supports the Welsh language.	✓	✓

2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy will contribute towards promotion and improvement of human health and well-being, by supporting economic, social, environmental and cultural well-being. Criterion 3 relates specifically to promotion of health and well-being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	This policy will contribute towards improvement of education opportunities, by supporting economic, social, environmental and cultural well-being. Criterion 5 relates to accessibility to services and criterion 6 supports the Welsh language.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy will contribute towards minimisation of the need to travel and encouragement of sustainable modes of transport, by supporting economic, social, environmental and cultural well-being. Criterion 1 references resource efficiency, criterion 4 equality of access and criterion 5 accessibility to services and criterion 7 reduced contribution to climate change.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy will contribute towards provision of a range of high quality housing, including affordable housing, by supporting economic, social, environmental and cultural well-being. Criterion 4 refers specifically to equality of access.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will contribute towards building safe, vibrant and cohesive communities with improved access to key services and facilities, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being and criterion 5 to accessibility to services.	✓	✓
7. Protect & enhance the role of the Welsh language & culture.	This policy will contribute towards protection and enhancement of the role of the Welsh language and culture, by supporting economic, social, environmental and cultural well-being. Criterion 6 refers to support for the Welsh language.	✓	✓

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy will contribute towards provision of a range of good quality employment opportunities accessible to all section of the population, by supporting economic, social, environmental and cultural well-being. Criterion 4 references equality of access.	✓	✓
9. Support a sustainable & diverse local economy.	This policy will contribute towards provision of a range of good quality employment opportunities accessible to all section of the population, by supporting economic, social, environmental and cultural well-being. Criterion 4 references equality of access.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy will contribute towards preparing for and reducing the impact of Pembrokeshire's contribution to climate change, by supporting economic, social, environmental and cultural well-being. Criterion 7 refers to a reduced contribution to climate change.	✓	✓
11. Maintain & improve air quality.	This policy will contribute towards maintaining and improving air quality, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being and criterion 7 to a reduced contribution to climate change.	✓	✓
12. Minimise the generation of waste & pollution.	This policy will contribute towards minimising the generation of waste and pollution, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being and criterion 7 to a reduced contribution to climate change.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy will contribute towards the encouragement of efficient production, use, re-use and recycling of resources, by supporting economic, social, environmental and cultural well-being. Criterion 1 refers to resource efficiency.	✓	✓

14. Maintain & protect the quality of inland & coastal water.	This policy will contribute towards maintaining and protecting the quality of inland and coastal water, by supporting economic, social, environmental and cultural well-being. Criterion 2 refers to maintenance and enhancement of biodiversity and criterion 7 to a reduced contribution to climate change.	✓	✓
15. Reduce the impact of flooding & sea level rise.	This policy will contribute towards reducing the impact of flooding and sea level rise, by supporting economic, social, environmental and cultural well-being. Criterion 3 refers to promotion of health and well-being, and criterion 7 to a reduced contribution to climate change.	✓	✓
16. Use land efficiently & minimise contamination.	This policy will contribute towards efficient use of land and to minimisation of contamination, by supporting economic, social, environmental and cultural well-being. Criterion 1 refers to resource efficiency and criterion 3 to promotion of health and well-being.	✓	✓
17. Safeguard soil quality & quantity.	This policy will contribute towards safeguarding of soil quality and quantity, by supporting economic, social, environmental and cultural well-being. Criterion 2 refers to maintenance and enhancement of biodiversity and criterion 7 to reduced contribution to climate change.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will contribute towards maintenance and enhancement of biodiversity and promotion of resilience of ecosystems, by supporting economic, social, environmental and cultural well-being. Criterion 2 refers to maintenance and enhancement of biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship to the SA Objective	0	0
20. Encourage quality locally distinct design	The policy has no direct relationship to the SA Objective	0	0

that complements the built heritage.			
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship to the SA Objective	0	0

Summary

There is potential for this policy to support the majority of the SA Objectives, as it seeks to support the creation of sustainable places, referencing many different aspects of sustainability, including economic, social, environmental and cultural well-being. There were three instances where the policy was not judged to have a direct relationship to the SA objective, although these topics are likely to be addressed by other plan policies.

Strategic Policy SP 2 – Housing Requirement

Provision is made for approximately 7,480 dwellings in the Plan period, to enable delivery of 6,800 dwellings (425 per year).

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 main towns and settlement hierarchy 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.	?	?
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 currently 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 urban settlements 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.	The preferred option of locating development in urban settlements and a hierarchy of settlements with services should 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 and affordable housing should ensure the objective is met.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship of the policy providing safe communities and it is unclear in respect of improving access to services. Locating new homes in settlements with services will ensure access but it does not improve access for existing homes. Other policies and reference to national policy will ensure that new housing development has regard to issues such as designing out crime.	?	?
7. Protect & enhance the role of the Welsh Language & culture.	Uncertain relationship. Occupancy of market housing in Welsh speaking areas cannot be influenced, therefore 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 can provide jobs in construction contributing to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	The policy may indirectly meet 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	Uncertainty about the relationship between the policy and this objective but it could be compatible. National	?	✓

contribution to climate change.	Policy requires developers to take into account future requirements for carbon reduction in new buildings, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing surface water runoff and flooding.		
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.	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 between the policy and this objective. However, this policy in relation to other policies could impact positively on this SA Objective.	0	?
14. Maintain & protect the quality of inland & coastal water.	Uncertain relationship between the policy and this objective but it could be compatible. New housing should be adapted for climate change and incorporate sustainable drainage systems reducing surface water runoff and associated pollution to watercourses. Household and population increase will place pressure on inland water bodies for abstraction.	?	✓
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. Detailed policies include the detail of housing densities and using previously developed land amongst other aspects.	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	0	?

	the objective as new housing will inevitably involve the removal of soil.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective. SP 11 Maintaining and Enhancing the Environment and other detailed policies support this SA Objective.	0	?
19. Protect & enhance the landscape & geological heritage.	No direct relationship between the policy and this objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship between the policy and this objective. However other detailed policies support this SA Objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with detailed policies on design (e.g. GN 2) should ensure the SA Objective is met.	✓	✓

Summary

The housing requirements policy supports development throughout the County. The distribution of housing is defined by the Settlement Hierarchy (in SP 5) and supported by other detailed policies on settlement boundaries (SP 6), Regional Growth Centres and Urban Settlements (SP 7), Narberth Rural Town, Service Centres and Service Villages (SP 8) and Local Villages (SP 9). 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. This approach in terms of access are two fold; 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.

Strategic Policy SP 3 – Affordable Housing Target

The Plan will provide a minimum of 2,000 new affordable dwellings (125 per year).

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 the policy and the SA Objective. The provision of affordable housing to the local population is vital. This would support 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 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. Providing affordable housing land in the County 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.	The preferred option of locating affordable housing development in locations according to a hierarchy of settlements should minimise the need to travel and provide access to sustainable travel modes. The provision of affordable housing in locations of less than 20 dwellings is for local needs affordable housing (GN 5).	✓?	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy along with policies on design and strategic housing 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 affordable homes in settlements with services will ensure access but it won't improve access for existing homes. Plan policies and reference to national policy will ensure that new housing	?	?

	development has regard to issues such as designing out crime for example.		
7. Protect & enhance the role of the Welsh Language & culture.	Uncertain. Occupancy of affordable housing in Welsh speaking areas cannot be controlled so housing could be occupied by Welsh Speakers or non-Welsh speakers, however the policy on Welsh Language will require Welsh language impact assessments in some locations which will support this SA Objective.	?	?
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 affordable housing can provide jobs in construction contributing to the range of employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	The policy may indirectly meet the SA Objective and is compatible with it. Affordable 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 they are compatible. New affordable housing should be adapted for climate change and incorporate sustainable drainage reducing 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 services could reduce the need to travel thereby reducing the potential for pollution.	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 other policies 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. New affordable 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. Detailed policies will address housing densities and contaminated land.	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. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective. This policy in combination with detailed policies would contribute 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. Uncertain as to whether the policy is compatible with the 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.	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective. The policy in combination with GN 2 is compatible with the objective.	0	?

21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓
---	---	---	---

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 other specific policies (e.g. GN 12) should significantly contribute towards a balanced population and support vibrant and cohesive communities. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to other types of housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate or 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, which may in the long term lead to improved health and well-being.

Strategic Policy SP 4 – Supporting Prosperity

The Plan will support the delivery of 2,200 jobs across Pembrokeshire to support prosperity and economic growth. To enable this to happen, 1,026 hectares of employment land is allocated across the Plan area.

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.	Delivery of new jobs will contribute to this SA Objective.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The policy has no direct relationship with this SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	Delivery of new jobs might indirectly lead to enhancement of skills and knowledge base.	?	?

4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship with this SA Objective, however the location of jobs could impact.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship with this SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Delivery of new jobs might have an indirect effect on this SA Objective.	?	?
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship with this SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy and this SA Objective are directly related.	✓	✓
9. Support a sustainable & diverse local economy	The policy and this SA Objective are directly related.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy has no direct relationship with this SA Objective.	0	0
11. Maintain & improve air quality.	The policy has no direct relationship with this SA Objective.	0	0
12. Minimise the generation of waste & pollution.	The policy has no direct relationship with this SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy has no direct relationship with this SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The policy has no direct relationship with this SA Objective.	0	0

15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship with this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has no direct relationship with this SA Objective.	0	0
17. Safeguard soil quality & quantity.	The policy has no direct relationship with this SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The policy has no direct relationship with this SA Objective.	0	0
19. Protect & enhance the landscape & geological heritage.	The policy has no direct relationship with this SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship with this SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with this SA Objective.	0	0
Summary There is a clear positive relationship between the policy and the SA Objectives relating to population structure, provision of jobs and the local economy. There were two further instances where the policy might possibly relate to an SA Objective, but in all other cases, the policy did not have a direct relationship to the SA Objective.			

Strategic Policy SP 5– Settlement Hierarchy – A Sustainable Settlement Strategy A settlement hierarchy has been defined on the basis of functional characteristics and availability of services and facilities, (including sustainable transport), with respect also for the existing size and built character of a settlement. The hierarchy is as follows: <u>1.Urban Settlements</u> <u>Regional Growth Centres identified in the Draft National Development Framework</u> Haverfordwest Milford Haven Pembroke Pembroke Dock Other urban settlements: Fishguard

<p>Goodwick Neyland</p> <p><u>2. Rural Settlements</u></p> <p>2a Rural Town: Narberth</p> <p>2b Service Centres: Cilgerran Kilgetty Letterston</p> <p>2c Service Villages: Abercych Boncath Cosheston Eglwysrwr Hermon Houghton Llanddewi Velfrey Llanstadwell Penally Rosemarket Square & Compass Tavernspite Tiers Cross</p> <p>2d Local Villages: Ambleston Broadmoor Castlemorris Deerland Haycastle Cross Little Honeyborough Llangolman Llawhaden Ludchurch New Inn Pleasant Valley Postgwyn Reynalton St Nicholas Trecwn Trefgarn Owen Walton East</p>			
<p>Crymych Lamphey St Dogmaels</p> <p>Begelly Carew / Sageston Croesgoch Freystrop Hill Mountain Jeffreyston Llandissilio Maenclochog New Hedges Pentlepoir Robeston Wathen Sceddau St Florence Tegryn Wolfscastle</p> <p>Barnlake Burton Cold Blow East Williamston Little Newcastle Llanychaer Lower Freystrop Maddox Moor Mascle Bridge Pen-y-Bryn Pont-yr-Hafod Redberth Sardis St Twynells Whitehill</p>			
<p>Johnston Llangwm</p> <p>Blaenffos Clarbeston Road Crundale Hook Keeston Llanteg / Llanteglos Mathry Pelcomb Cross Puncheston Roch Simpson Cross Summerhill Templeton Wisemans Bridge</p> <p>Bwlchygroes Cresselly Llandeloy Maidenwells Milton Newchapel Pen-y-Cwm Portfield Gate Thornton Uzmaston Wiston</p>			
<p>Clunderwen Hundleton Spittal Stepaside Wolfsdale</p>			
<p>Woodstock</p>			
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.	The settlement hierarchy distributes growth according to the Plan Strategy, helping to develop and maintain a balanced population across Pembrokeshire.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The settlement hierarchy has been based on access to services and facilities, including children's play space / sports area and the presence of a village green / common land.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	The presence of a school has been built into the hierarchy assessment.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	The settlement hierarchy has been based on access to services and facilities which should reduce the need to travel, and also includes access to sustainable travel options.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	The intention of the hierarchy is to enable a range of development, including quality housing and affordable housing, to be delivered across the plan area according to the Plan Strategy.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The intention of the hierarchy is to enable a range of development to be delivered across the plan area according to the Plan Strategy, based on access to services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The settlement hierarchy distributes growth according to the Plan Strategy, helping to develop and maintain a balanced population across Pembrokeshire, which in turn will help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible	The intention of the hierarchy is to enable a range of development, including quality employment opportunities, to be delivered across	✓	✓

to all sections of the population.	the plan area according to the Plan Strategy.		
9. Support a sustainable & diverse local economy.	The intention of the hierarchy is to enable a range of development to be delivered across the plan area according to the Plan Strategy.	✓	✓
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.	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.	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 between the policy and this objective.	0	?
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	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.	The settlement hierarchy can help ensure the efficient use of land in appropriate locations, although other policies of the plan will need to ensure appropriate density. There is no direct relationship between minimising contamination and this policy	?	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible as the allocations made in the plan prioritise poorer quality	0	✓

	agricultural land use over grade 1, 2 and 3a.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Uncertain as to whether the settlement hierarchy will promote resilience, but in terms of respecting biodiversity it should help.	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.	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective.	0	?
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 in settlements according to the settlement hierarchy should ensure travel can be minimised and good access to services and facilities. Other national planning policies and detailed local development policies will deal with, soil protection, waste and flooding etc. There may be potential impacts on biodiversity, landscape and the built heritage etc. but these will be prevented or mitigated by policies to protect them.			

Strategic Policy SP 6 – Settlement Boundaries

Settlement Boundaries are shown for all settlements and define the areas within which development opportunities may be appropriate. In Urban Settlements, Rural Town, Service Centres and Service Villages Settlement Boundaries define the physical, functional and visual extent of the settlement and take into account proposed allocations. Local Village Settlement Boundaries are defined more tightly, limiting opportunities to small scale infill and rounding off, although greater opportunities exist for development in Cluster Local Villages.

Outside Settlement Boundaries, groups of dwellings are considered to be hamlets. GN 12 sets out the approach for infill proposals in those locations. All other locations outside Settlement Boundaries are considered to be Countryside locations.

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.	Settlement Boundaries are based on the settlement hierarchy which distributes growth according to the Plan Strategy, helping to develop and maintain a balanced population across Pembrokeshire.	✓	✓
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 Settlement Boundaries and access to healthcare and recreation and promoting and improving health. However meeting the needs of people in inappropriate housing and locations 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 urban settlements 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.	The preferred strategy of locating development in places in a hierarchy of settlements with services should 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 (for example SP 3 and GN 12 etc.) should ensure the objective is met.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship to the policy in terms of providing safe communities and unclear in relation to improving access to services. Locating new homes in settlements with existing services will ensure access but it does not improve access for existing homes.	?	?
7. Protect & enhance the role of the Welsh Language & culture.	No relationship between the policy and this objective, however the policy on Welsh Language will require Welsh	0	✓

	language impact assessments in some locations which will support this SA Objective.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No relationship between the policy and this objective.	0	✓
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective.	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 could be compatible. National Policy requires developers to take into account future requirements for carbon reduction in new buildings, with overall aspirations to secure zero carbon buildings. New housing should be adapted for climate change and incorporate sustainable drainage reducing 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 services could reduce the need to travel thereby reducing the potential for pollution.	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 between the policy and this objective, however waste will be generated as a direct consequence of new development; 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	?
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 drainage	0	✓

	systems reducing surface water runoff and associated pollution to watercourses.		
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. Detailed policies will address housing densities and contaminated land.	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. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	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 need to take in to account the detailed policies 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 in settlements according to the settlement hierarchy and in rural areas should ensure travel can be minimised and good access to services and facilities. Other national planning policies and detailed local development policies deal with, soil protection,			

waste and flooding etc. There may be an impact on biodiversity, landscape and the built heritage etc. but these can be prevented or mitigated by policies to protect them.

Strategic Policy SP 7 – Regional Growth Centres and Urban Settlements

Within Regional Growth Centres and urban settlements, development will support sustainable communities, complementary relationships between growth towns, place-making and well-being by ensuring:

1. Accessibility by a range of sustainable modes of transport;
2. High quality accommodation that supports diversity within the residential market, access to existing and proposed services and the housing needs of communities;
3. Opportunities for new commercial, retail, employment, tourism, leisure, recreational, green infrastructure and community facilities.

Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations, including compatibility with Regeneration Frameworks.

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.	Appropriate levels of growth directed towards Urban Settlements in support of the plan strategy and which meets the needs of the community will help develop and maintain a balanced population structure	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	A range of land uses are protected and developments supported within Urban Settlements including leisure, recreational, open space and green infrastructure and community facilities which can be positive for well-being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship between the policy and this objective but it is compatible as it has the potential for communities to live close to existing facilities and may encourage greater take up.	0	✓
4. Minimise the need to travel and encourage	The preferred strategy of locating the majority of development within Urban Settlements should minimise the need		

sustainable modes of transport.	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, which addresses the housing needs of the community, along with policies on design and affordable housing ensure the objective is met.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy supports place making and will contribute to this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The relationship is uncertain since there is no opportunity in planning to control occupancy on linguistic grounds. Other policies of the LDP will seek to support this objective, however this policy is considered compatible.	?	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities at Urban Settlements but does not require that they are good quality, nor accessible to all sections of the population.	?	?
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy through opportunities for employment at Urban Settlements.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The requirement that Urban Settlements are accessible by a range of sustainable modes of transport has the potential to mitigate contribution to climate change by providing more opportunities to travel other than by car.	✓	✓
11. Maintain & improve air quality.	Locating more development within Urban Settlements has the potential to increase congestion and reduce local air quality.	?	?
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 between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. However National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised and vulnerable development not located at areas which are at risk of flooding in Urban Settlements.	0	✓
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective, however at Urban Settlements there is greater potential to re-use brown field land and to support higher density for some types of development and more efficient land use.	0	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making at Urban Settlements will help to maintain and enhance places for biodiversity within urban settings.	✓	✓
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective, however directing the greater proportion of development to Urban Settlements where geological heritage is largely lacking and has the potential to be compatible.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	This objective which will have a direct relationship with other policies of the LDP. The requirement for high quality accommodation supports the objective and is compatible.	✓	✓

21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓
---	---	---	---

Summary

Locating development within the Regional Growth Centres and Urban Settlements will support the strategy of the LDP and ensure that travel can be minimised and good access to services and facilities provided, and increase opportunities for healthy lifestyles and access to recreational facilities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.

Strategic Policy SP 8 – Narberth Rural Town, Service Centres and Service Villages

Within Narberth Rural Town, Service Centres and Service Villages, development will encourage sustainable communities, a thriving rural economy, place making and well-being by ensuring:

1. Development is of a scale and nature identified as being appropriate for the settlement;
2. High quality accommodation of tenure(s) appropriate for the housing needs of the community;
3. Opportunities for new commercial, employment, retail, tourism, leisure, recreational, open space, green infrastructure and community facilities which are accessible and serve the local community.

Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations.

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.	Appropriate levels of growth directed towards settlements included within this policy, supports the plan strategy in a way which meets the needs of the community will help develop and maintain a balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	A range of land uses are protected and development supported within Narberth Rural Town, Service Centres and Service Villages including leisure, recreational, open space, green	✓	✓

opportunities & a clean & healthy environment.	infrastructure and community facilities which can be positive for well-being.		
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship between the policy and this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	The preferred strategy of locating much of proposed development within settlements falling within this policy should 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, which addresses the housing needs of the community, along 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 supports place making and will contribute to this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The relationship is uncertain since there is no opportunity in planning to control occupancy on linguistic grounds. Other policies of the LDP seek to implement this objective, however this policy is considered compatible.	?	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities of an appropriate scale and nature and which encourage a thriving rural economy, which is accessible to the local community.	✓	✓
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The requirement that Narberth Rural town, Service Centres and Service Villages have a minimum level of services available locally can help mitigate contribution to climate change.	✓	✓

11. Maintain & improve air quality.	Locating development within settlements included within this policy which have a minimum level of services could reduce journeys to Urban Settlements and help maintain air quality.	✓	✓
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 between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. However National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised and vulnerable development not located at areas which are at risk of flooding.	0	✓
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective, however there may be some potential to re-use brown field land and to support higher density for some types of development and more efficient land use.	0	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making will help to maintain and enhance places for biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective, however other policies will ensure that landscape is protected and geological heritage protected; it has the potential to be compatible.	0	✓
20. Encourage quality locally distinct design	This objective which will have a direct relationship with other policies of the		

that complements the built heritage.	LDP. The requirement for high quality accommodation supports the objective and is compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓
Summary Locating a significant proportion of development within the Narberth Rural Town, Service centres and Service Villages will support the strategy of the LDP and ensure that travel can be minimised and access to local services and facilities will help to maintain sustainable communities. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.			

Strategic Policy SP 9 – Local Villages

At Local Villages, development will encourage sustainable communities, place-making and well-being of the local community by ensuring

1. Development is of a scale and nature identified as being appropriate to the village or cluster village
2. High quality accommodation of tenure(s) appropriate for the housing needs of the community
3. Employment or enterprise which would support the rural economy
4. Provides a recreational, open space, leisure, green infrastructure or community facility which serves the local community and is within or well related to the Settlement Boundary

Cluster Villages are identified as being:

Barnlake	Broadmoor	Burton
Burton Ferry	Camrose	Castlemorris
Cresselly	Deerland	Little Newcastle
Lower Freystrop	Maddox Moor	Maidenwells
Masclle Bridge	Milton	Pen-y-Bryn
Pleasant Valley	Postgwyn	Sardis
Thornton	Waterston	

		Does this policy	Is this policy
--	--	------------------	----------------

SA Objective	Commentary/ explanation	contribute to meeting the SA Objective?	compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Appropriate levels of growth directed towards settlements included within this policy, supports the plan strategy in a way which meets the needs of the community will help develop and maintain a balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	A range of land uses are protected and development supported within Local Villages including leisure, recreational, open space, green infrastructure and community facilities which can be positive for well-being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship between the policy and this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	The preferred option of locating much of proposed development within settlements higher within the settlement hierarchy should minimise the need to travel and provide access to sustainable travel modes. This policy is compatible with this objective.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, which addresses the housing needs of the community, along 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 supports place making and will contribute to this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy seeks to support small scale residential development, including at Cluster Villages where the development has the potential to support Welsh language communities.	✓	✓

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities of an appropriate scale and nature and which support the rural economy.	✓	✓
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Locating development away from areas where there are good opportunities to travel other than by car, are unlikely to have a positive effect on climate change. The plan strategy seeks to ensure that such development is an appropriate proportion of overall needs.	?	✓
11. Maintain & improve air quality.	Locating development within local Villages and Cluster Villages which a functional link and are accessible by transport other than the car could help to maintain air quality. There is however the potential for this impact to be neutral.	?	?
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 between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. However National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised and vulnerable development not located at areas which are at risk of flooding.	0	✓
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective, however there will be little potential to re-use brown	x	x

	field land and to support higher density for some types of development.		
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Place making will help to maintain and enhance places for biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective, however other policies will ensure that landscape is protected and geological heritage protected; it has the potential to be compatible.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	This objective which will have a direct relationship with other policies of the LDP. The requirement for high quality accommodation supports the objective and is compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓
Summary This policy seeks to encourage sustainable local communities and by ensuring that the scale and location of development supports Local Villages and Cluster Villages which have a functional link, by public transport or active travel route, with a main settlement provides opportunities to travel other than by car. Application of this policy has the potential to have a positive effect on Welsh speaking communities and local culture. Other policies of the LDP and national planning policy have a direct relationship with and can address objectives relating to soil, waste, reuse of materials and flooding etc.			

Strategic Policy SP 10 – Countryside

Proposals for development in Countryside locations will be supported where it is an essential requirement for people who live and work there and where it respects its landscape setting and the natural and built environment. Development which minimises visual impact on the landscape and relates to one of the following will be promoted:

<p>1. Enterprises for which a countryside location is essential; including One Planet Development.</p> <p>2. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment;</p> <p>3. Appropriate agricultural diversification schemes; and</p> <p>4. The re-use and conversion of appropriate existing buildings.</p>			
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 complements the plan Strategy and allows appropriate development in countryside locations which helps develop and maintain a balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development in countryside locations can help promote access to recreation opportunities and also to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development in countryside locations can help improve education and understanding of the countryside and rural practices.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	The intention of this policy is to allow appropriate development, including housing, in countryside locations in accordance with the Plan Strategy	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Appropriate development in countryside locations can help build safe, vibrant and cohesive rural communities.	✓	✓

7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development in countryside locations can help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development in countryside locations can help provide a range of quality employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	Appropriate development in countryside locations can help protect and enhance the local economy	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Appropriate development and conservation within the countryside can help mitigate against Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality.	Appropriate development and conservation within the countryside can help maintain and improve air quality.	✓	✓
12. Minimise the generation of waste & pollution.	Appropriate development in countryside locations can help minimise waste and pollution.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development in countryside locations can help with the efficient use of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Appropriate development in countryside locations can help maintain and protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Appropriate development in countryside locations can help reduce the impact of flooding.	✓	✓
16. Use land efficiently & minimise contamination.	Appropriate development in countryside locations can help land use efficiency and minimise contamination	✓	✓
17. Safeguard soil quality & quantity.	Appropriate development in countryside locations can help safeguard soil quality and quantity.	✓	✓
18. Maintain, enhance & value biodiversity &	Appropriate development in countryside locations can help maintain	✓	✓

promote the resilience of ecosystems.	and improve biodiversity and ecosystems.		
19. Protect & enhance the landscape & geological heritage.	Appropriate development in countryside locations can protect and enhance the landscape. Uncertain as to whether the policy is compatible with the protection and enhancement of geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Appropriate development in countryside locations complement this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	Appropriate development in countryside locations complement this objective.	✓	✓
Summary Support for the rural economy and locating appropriate development in countryside locations can complement the SA Objectives and the plan, supporting the sustainability of rural communities and natural environment when implemented alongside other plan policies.			

Strategic Policy SP 11 – Maintaining and Enhancing the Environment Pembrokeshire's environment (including species, habitats, landscapes and the systems which underpin them) will be protected from materially harmful development. Where opportunities exist to enhance the condition, extent and/or connectivity of these features to improve the functioning and resilience of ecosystems, or to improve appropriate access to green infrastructure, these should be included within a development scheme.			
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 relationship to the SA Objective.	0	?
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy will result in maintaining and improving the environment and clean and healthy functioning ecosystems. It will make a direct contribution to this objective. Access to the environment also enhances well-being.	✓	✓

3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective, although the environment can be used as an educational tool and therefore complements this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy improves the potential for people to access the environment at places near to them and to avoid journeys by car.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is an opportunity to biodiversity and open space to form part of new developments, which would contribute to the potential to build vibrant communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between this policy and the Welsh language, although maintaining the environment and sense of place of naturalistic landscapes can provide a sense of place for communities and is compatible with this objective.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Well planned and designed employment opportunities can minimise impact on the environment and this policy is considered compatible with this objective.	0	✓
9. Support a sustainable & diverse local economy	A strong natural environment can help support a sustainable and diverse local economy in terms of tourism and other opportunities.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy has the potential to directly impact on this objective through the retention and improvement of healthy ecosystems and biodiversity enhancement. SUDS requirements will directly assist this objective.	✓	✓
11. Maintain & improve air quality.	This policy is considered compatible with this objective.	0	✓

12. Minimise the generation of waste & pollution.	The policy has no direct relationship to the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy has no direct relationship to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	Healthy ecosystems and introduction of SUDS will assist in the reduction of run-off into water bodies and help to maintain water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective however it could be compatible since land liable to flooding could be appropriately environmentally enhanced.	0	✓
16. Use land efficiently & minimise contamination.	No direct relationship between the policy and this objective. Detailed policies will deal with housing densities and contaminated land.	0	0
17. Safeguard soil quality & quantity.	Soil quality is a central component of healthy ecosystems and this policy will have a direct impact on this objective	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will ensure that this objective is met.	✓	✓
19. Protect & enhance the landscape & geological heritage.	This policy, along with detailed policies on landscape impact will help to ensure that this objective is met.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Integration of environmental enhancement into the design of built development, will help to enhance the quality of built development and is compatible with this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy is compatible with this objective.	0	✓
Summary This strategic policy has a direct relationship with several SA objectives. The potential for maintaining and enhancing the environment (including protected sites, species, habitats, landscapes and the systems which underpin them) and its protection from materially harmful			

development will have a direct positive impact on objectives on environmental, landscape, climate change, well-being and distinctiveness of the built environment.

Strategic Policy SP 12 – Port and Energy Related Development

Development proposals for appropriate industrial and port-related facilities and infrastructure, including energy proposals directly related to port locations, will be supported at the Ports of Milford Haven and Fishguard and within the Haven Waterway Enterprise Zone where they can demonstrate that they respect and protect the landscape, natural and built environment.

For the avoidance of doubt and the purposes of this policy, energy proposals directly related to port locations do not include wind energy generation.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
This Strategic Policy is spatially delineated on the proposals map. It relates to port and harbour areas at Milford Haven, Pembroke Dock, Fishguard / Goodwick and Neyland.			
1. Develop & maintain a balanced population structure.	Support for appropriate port and energy related proposals would facilitate developments that in turn provide jobs for local people and skilled people.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Renewable energy developments will contribute to a cleaner environment, although this policy does not apply to wind energy proposals. However, this policy would also support port and energy developments outside the renewables sector.	?	?
3. Improve education opportunities to enhance the skills & knowledge base.	Port and energy related developments would support employment and educational opportunities, which will reinforce the skills of the local workforce.	✓	✓

4. Minimise the need to travel and encourage sustainable modes of transport.	The key locations to which port and energy related proposals are directed are, in most cases, accessible and related to major population centres, which can be reached by various travel modes.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Port and energy related developments would provide jobs, which will help to maintain and support local communities. However, there is no direct link to access to key services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective for key locations to the south of the county. To the north of the county, Welsh Language sensitive areas have been identified at Fishguard and Goodwick. Employment opportunities can help to support this objective through sustainable communities and large scale proposals will require a language impact assessment under Policy SA17.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Port and energy related developments would provide good quality jobs for all.	✓	✓
9. Support a sustainable & diverse local economy	Port and energy related developments would help to sustain the local economy and support provision of diverse economic opportunities.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Renewable energy developments (both terrestrial and marine) will make an important contribution to Pembrokeshire's climate change response, although this policy does not apply to wind energy proposals. However, this policy would also support	?	?

	port and energy developments outside the renewables sector.		
11. Maintain & improve air quality.	Renewable energy developments will make a positive contribution to maintenance and improvement of air quality, by reducing the need to burn fossil fuels that produce CO ₂ , although this policy does not apply to wind energy proposals. However, this policy would also support port and energy developments outside the renewable sector, which might not support this objective, and have an impact at key locations.	?	?
12. Minimise the generation of waste & pollution.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
14. Maintain & protect the quality of inland & coastal water.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
15. Reduce the impact of flooding & sea level rise.	Renewable energy developments will help to reduce the need to use fossil fuels that produce CO ₂ , although this policy does not apply to wind energy proposals. That in turn may ultimately reduce the incidence (but not impact) of flooding and sea level rise. However, this policy would also support port and energy developments outside the renewables sector, which might not have such an effect.	?	?
16. Use land efficiently & minimise contamination.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?

17. Safeguard soil quality & quantity.	The policy has no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Renewable energy developments may help meet biodiversity and ecological resilience objectives, by reducing the need to burn fossil fuels, although this policy does not apply to wind energy proposals. However, developments outside the renewable energy sector might also be supported by this policy. In these cases, such benefits might not accrue.	?	?
19. Protect & enhance the landscape & geological heritage.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed development schemes have the potential to mitigate landscape impacts. However, whether landscape and geological heritage are enhanced in such cases is a subjective judgement.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed development schemes have the potential to complement built heritage.	?	?
21. Protect, enhance & value the built heritage & historic environment.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed schemes will seek to minimise impacts on built heritage and the historic environment.	?	?

Summary

There is potential for this policy to support some of the sustainability objectives, in particular those relating to social and economic matters. However, in many other cases the impacts are uncertain and will depend on the precise nature of the developments that come forward. Where these are in the renewable energy sector, there is clear potential for environmental benefits to accrue, although this policy does not apply to wind energy proposals. However, the policy will also support other types of port and energy development, where there may be fewer (if any) environmental benefits. In Wales, there is a clear policy drive towards renewable energy, as this supports the move towards a zero carbon future. However, this is a long-term aspiration and meeting economic and energy needs may also require some

transitional development types that will not necessarily deliver major environmental benefits, but will support employment, social and energy needs.

Strategic Policy SP 13 – Strategic Employment Provision

Land will be provided for the development of employment land on a mix of strategic and local employment sites.

Strategic Employment sites of regional significance are identified in the following areas:

These allocations are assessed separately in Appendix 6.

Allocation Reference	Strategic Employment Cluster Reference	Site Name	Area (hectares)	Use classes
S/EMP/000/00002		Pembroke Oil Refinery (Valero)	222.6	B2; B8
S/EMP/000/00003		Milford Haven petro-chemical storage facility (Puma Energy)	159.14	B8
S/EMP/000/00004		Waterston Tank Farm and LNG, Milford Haven	177.35	B2; B8
S/EMP/000/00007		South Hook LNG (part)	59.75	B2; B8
S/EMP/086/LDP/01		Blackbridge	32.93	B1;B2;B8
S/EMP/095/00001		Pembroke Power Station	139.95	Sui Generis
S/EMP/136/00001		Former RNAD Site, Trecwn	21.22	B1;B2;B8
S/EMP/034/00003	S/EMP/034G/C1	Goodwick Industrial Estate	4.08	B1; B8
S/EMP/040/00011	S/EMP/040/C1	Withybush cluster (East Estate)	9.64	B1;B2;B8
S/EMP/040/00012	S/EMP/040/C1	Withybush cluster (North Estate)	5.19	B1;B2;B8
S/EMP/040/00004	S/EMP/040/C1	Withybush cluster (Trading Estate)	15.32	B1;B2;B8
S/EMP/040/00005	S/EMP/040/C1	Withybush cluster (North of East Estate)	5.37	B1;B2;B8
S/EMP/040/00001	S/EMP/040/C1	Withybush cluster (West Estate)	20.75	B1
S/EMP/040/00015	S/EMP/040/C1	Withybush cluster (Lodge Estate)	0.96	B1; B2; B8
S/EMP/086/00003	S/EMP/086/C1	Thornton Industrial Estate cluster	20.51	B1;B2;B8
S/EMP/086/LDP/02	S/EMP/086/C1	Thornton Industrial Estate cluster (Marble Hall)	6.88	B1;B2;B8
S/EMP/096/00003	S/EMP/096/C1	Pembroke Dock cluster (West Llanion)	6.91	B1;B2;B8
S/EMP/096/00002	S/EMP/096/C1	Pembroke Dock cluster (Royal Dockyard)	28.95	B1;B2;B8
S/EMP/096/00004	S/EMP/096/C2	Waterloo & London Road Industrial Estate cluster (Ferry Lane)	3.61	B1;B2;B8

Use Classes B1, B2 and B8 will be allowed on these sites, together with any other compatible uses. Where B2 uses are proposed, these must not cause significant adverse amenity impacts on nearby land uses. Because of the significance of these sites to the local, regional and national economy changes to non employment use will only be permitted in exceptional circumstances.

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.	Provision of land to support appropriate employment proposals would facilitate developments that in turn provide jobs for local people and skilled people.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
3. Improve education opportunities to enhance the skills & knowledge base.	Provision of land to support appropriate employment proposals would support employment and educational opportunities, which will reinforce the skills of the local workforce.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	The key locations to which employment growth is directed are, in most cases, accessible and related to major population centres, which can be reached by various travel modes.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Employment developments would provide jobs, which will help to maintain and support local communities. There is no direct link to key services and facilities, but indirect benefits may arise.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy will facilitate good quality employment opportunities for all at a range of sites.	✓	✓
9. Support a sustainable & diverse local economy	This policy will help to support a sustainable and diverse local economy by facilitating economic development at a range of sites.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
11. Maintain & improve air quality.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
12. Minimise the generation of waste & pollution.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
14. Maintain & protect the quality of inland & coastal water.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
15. Reduce the impact of flooding & sea level rise.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
16. Use land efficiently & minimise contamination.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?

17. Safeguard soil quality & quantity.	The policy has no direct relationship to the SA objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward.	?	?
19. Protect & enhance the landscape & geological heritage.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed development schemes have the potential to mitigate landscape impacts.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed development schemes have the potential to complement built heritage.	?	?
21. Protect, enhance & value the built heritage & historic environment.	It is unclear whether this policy will contribute to / be compatible with this objective. It depends on the precise nature of the developments that come forward. Well-designed schemes will seek to minimise impacts on built heritage and the historic environment.	?	?

Summary

There is potential for this policy to support some of the sustainability objectives, in particular those relating to social and economic matters. However, in many other cases the impacts are uncertain and will depend on the precise nature of the developments that come forward. In some sectors, such as renewable energy, there is potential for environmental benefits to accrue, but the policy is not specifically directed at that sector. The key locations for future growth are in most cases accessible and well related to existing settlements, with co-location offering the potential for sustainable travel and living. See Appendix 6 for assessment of allocations.

Strategic Policy SP 14 – Retail Hierarchy

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, Kilgetty	
<p>All new retail and commercial development should be consistent in scale and nature with the size and character of the Centre and its role in the retail hierarchy and be compatible with any Strategic Regeneration Framework.</p> <p>Proposals which would undermine the retail hierarchy or regeneration frameworks for town centres will not be permitted.</p>			
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 will help maintain vital and viable retail and commercial centres within the plan area but it is unclear whether this will contribute to 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.	Directing retail and commercial uses to retail centres will improve access to them for much of the population, and is compatible with this objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	National policy identifies retail and commercial centres as suitable places for education educational establishments to contribute to the diversity of uses within centres. This policy is compatible with national policy.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	The retail hierarchy along with other LDP and national policies encourage a diversity of uses at centres which are considered to be sustainable places	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy has no direct relationship with this objective but is 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.	0	✓
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship between the policy and this objective. There is however the potential for Welsh speaking communities to socialise and converse in Welsh in local vibrant retail centres and so this policy is compatible.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy would enable employment opportunities within town and commercial centres which are highly accessible.	✓	✓
9. Support a sustainable & diverse local economy	This policy will directly support a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Concentrating a range of uses where people can make a single trip to access a range of services by public transport is likely to help reduce impact of climate change.	✓	✓
11. Maintain & improve air quality.	Locating development at highly accessible places where people can walk and use public transport will have a positive impact on air quality.	✓	✓
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 between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. However National planning guidance prevents housing in flood risk areas so impact of	0	✓

	flooding should be minimised and vulnerable development not located at areas which are at risk of flooding.		
16. Use land efficiently & minimise contamination.	The retail hierarchy includes existing centres which are brown field and the re-use of this land is an efficient use of land.	✓	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	This policy will ensure development is compatible with the Regeneration Strategies of the Main towns and directly supports this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓

Summary

This policy sets out the retail hierarchy of town and local centres within the plan. These are highly accessible and sustainable locations for a range of services and facilities and which will strongly support the sustainability objectives of the plan, and have the potential to support the Welsh language and cultural well-being of communities within the plan area. Other policies of the LDP and national planning policy have a direct relationship with and will address objectives relating to soil, waste, reuse of materials and flooding etc.

Strategic Policy SP 15 – Visitor Economy

Proposals for development relating to the visitor economy will be supported provided that they are in an appropriate location, contribute to the diversity and quality of accommodation and attractions, and respect and protect the natural and built environment and surrounding communities

		Does this policy	Is this policy
--	--	------------------	----------------

SA Objective	Commentary/ explanation	contribute to meeting the SA Objective?	compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	No direct relationship between the policy and this objective but it could be compatible as a successful visitor economy can help maintain a balanced population structure.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development can help promote access to recreation opportunities and also to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development can help improve education and understanding of the local environment.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development can help reduce the need to travel and/or encourage sustainable alternatives to travelling by car.	✓	✓
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.	No direct relationship between the policy and this objective but it could be compatible as a successful visitor economy can help support and maintain a safe and vibrant community.	0	✓
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development can help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development can help provide a range of quality employment opportunities.	✓	✓

9. Support a sustainable & diverse local economy	Appropriate development can help protect and enhance the 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.	0	✓
11. Maintain & improve air quality.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
12. Minimise the generation of waste & pollution.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development can help with the efficient production, use and reuse of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Appropriate development help maintain and protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
16. Use land efficiently & minimise contamination.	Appropriate development can help land use efficiency and minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Appropriate development can help maintain and improve biodiversity and ecosystems.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Appropriate development can protect and enhance the landscape. Uncertain as to whether the policy is compatible with the protection and enhancement of geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Appropriate development can complement this objective.	✓	✓

21. Protect, enhance & value the built heritage & historic environment.	Appropriate development can complement this objective.	✓	✓
---	--	---	---

Summary

Support for the visitor economy and the location of appropriate development in sustainable locations can complement the SA Objectives of the plan, when implemented alongside other plan policies. The policy does require all developments to be located sustainably and respect and protect the natural and built 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.

Strategic Policy SP 16 – 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 throughout and at the end of the Plan period;
2. Safeguarding known resources of coal and aggregates (including hard rock and sand and gravel) from permanent development, in locations outside settlement boundaries;
3. Safeguarding the landfall location for marine-dredged sand and gravel;
4. Creating buffer zones around existing mineral production sites to protect quarry operators and those occupying or using nearby land; and
5. Supporting the re-use and recycling of minerals.

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 relationship to the 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 policy has no direct relationship to the SA Objective.	0	0
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0

4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	Without an adequate supply of minerals, it would be impossible to provide either general needs housing or affordable housing. By supporting appropriate minerals developments, this policy will help ensure that the resources are provided to meet house-building needs in the County and beyond.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Provision of minerals enables house building to meet current housing needs. In this way, minerals developments will contribute towards provision and perpetuation of safe, vibrant and cohesive communities. There are, in turn, indirect links to maintenance and improvement to services and facilities that support, and are supported by, local communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Provision of minerals is needed to enable provision of appropriate new employment buildings and sites.	✓	✓
9. Support a sustainable & diverse local economy	Provision of minerals is needed to enable provision of appropriate new employment buildings and sites.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	The policy has no direct relationship to the SA Objective, however development will need to ensure that impacts do not contribute towards climate change. A decision has been made not to safeguard the coal resource, as this is no longer a requirement of Welsh Government policy. It is not anticipated that there will be any working of coal in Pembrokeshire, either to provide fuel or	0	0

	to supply speciality markets during the Plan period.		
11. Maintain & improve air quality.	The policy has no direct relationship to the SA Objective, however development would need to ensure no impacts on local air quality.	0	0
12. Minimise the generation of waste & pollution.	The policy has no direct relationship to the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy has no direct relationship to the SA Objective. The policy will support the objective through means such as supporting the re-use and recycling of minerals.	0	0
14. Maintain & protect the quality of inland & coastal water.	The policy has no direct relationship to the SA Objective. However, developments would need to ensure no adverse impact on water quality.	0	0
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	Quarrying of minerals will result in the loss of soils. Minerals permissions almost invariably make provision for appropriate restoration and after-use. However, the quarrying activity, by its very nature, cannot safeguard soil quality or quantity. There is potential to store soil for eventual re-use at the restoration stage, but there will be a possibility of degradation during its interim storage.	x	x
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Quarrying of minerals will, by its very nature, have a detrimental impact on biodiversity and ecosystem resilience. However, restoration and after-use following the cessation of quarrying may provide biodiversity and ecosystem benefits. There are many examples of restored quarries that have high biodiversity value.	X?	X?

19. Protect & enhance the landscape & geological heritage.	Quarrying of minerals will, by its very nature, have a detrimental impact on landscape and geological heritage. However, restoration and after-use following cessation of quarrying may eventually produce landscapes that are valued. Quarrying can expose the geological sequence in a manner that is valued as an educational and learning opportunity.	X?	X?
20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship to the SA Objective. However the policy could support the SA objective by encouraging the use of locally extracted materials for construction which would be in-keeping with the built heritage.	0	0
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship to the SA Objective. Locally sourced materials could support this SA Objective.	0	0

Summary

Minerals are needed by society to facilitate the construction of new homes in particular and new development in general. Hence, this policy, which supports the provision of minerals to meet the needs of the County, will confer various economic and social benefits. However, there are inevitable and potentially significant conflicts with various SA environmental objectives, although at restoration and after-use stage (once quarrying has ceased) biodiversity and educational benefits may arise. There are also many instances where this policy has no direct relationship to SA Objectives. The coal resource of the Plan area is no longer being safeguarded and coal working in Pembrokeshire is not anticipated during the Plan period.

Strategic Policy SP 17 – Welsh Language

Within areas of Welsh language sensitivity, as shown on the Proposals Map, large windfall development proposals will require an assessment of the likely impact on the Welsh language.

Development will be managed sensitively in areas where Welsh language has a significant role in the local community. This may include the location, phasing, signage and other appropriate mitigation measures.

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.	It is unclear whether this policy will contribute to 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.	This policy will have a direct effect on the well-being of Welsh speaking communities through cultural and language opportunities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship with this objective but is considered compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy has no direct relationship with this objective but is compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy seeks to ensure that Welsh language impacts where required mitigate any impact on the Welsh language speaking community of new development and is considered compatible with this objective.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will support vibrant and cohesive Welsh speaking communities. In this case access to services may carry less weight than Welsh language considerations.	0	✓
7. Protect & enhance the role of the Welsh Language & culture.	There is a direct relationship between the policy and this objective. It seeks to ensure that Welsh speaking communities have opportunities to speak in their language of choice.	✓	✓
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.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective.	0	0

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship between the policy and this objective.	0	0
11. Maintain & improve air quality.	No direct relationship between the policy and this objective.	0	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 between the policy and this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective. However National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised and vulnerable development not located at areas which are at risk of flooding.	0	✓
16. Use land efficiently & minimise contamination.	There is the possibility that development at Welsh speaking communities will involve the development of green field land, however this is uncertain.	?	?
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between the policy and this objective.	0	✓

20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between the policy and this objective but it is compatible.	0	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design should ensure the objective is met.	✓	✓
Summary This policy will support the use of the Welsh language and cultural well-being of Welsh speaking communities within the plan area. Other policies of the LDP and national planning policy have a direct relationship with and will address objectives relating to soil, waste, reuse of materials and flooding etc.			

Strategic Policy SP 18 – 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 supported. Routes for identified improvements to transport infrastructure are safeguarded, with the details of safeguarding presented in policy GN 30. Pedestrian and cycleway schemes coming forward in conjunction with the Active Travel (Wales) Act, 2013, will be supported.			
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 relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Schemes that improve access by sustainable travel modes (walking, cycling and public transport) may contribute positively to human health and well-being by providing opportunities for healthy living. Walking and cycling are additionally zero-carbon travel technologies and hence provide environmental benefits. However, the policy also facilitates improvements to travel modes that are used by vehicles using carbon-based	?	?

	fuels, which will not confer those benefits.		
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy will not, in itself, reduce the need to travel. However, some aspects of it encourage sustainable travel modes – in particular walking, cycling and public transport. Other aspects will benefit less sustainable travel modes. Hence, it is difficult to be certain whether the policy contributes positively or negatively to the SA Objective – there will probably be elements of both.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will improve access to key services and facilities, to the benefit of local communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship to the SA Objective.	0	0
9. Support a sustainable & diverse local economy	This policy will facilitate improvements to transport infrastructure and accessibility, which in turn will support a sustainable and diverse economy, particularly where the transport improvements relate to sustainable travel modes.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's	Where the transport infrastructure and accessibility improvements deriving from this policy relate to sustainable	?	?

contribution to climate change.	travel modes, the requirements of this SA Objective will be met. However, not all such improvements will solely benefit sustainable travel modes.		
11. Maintain & improve air quality.	Where the transport infrastructure and accessibility improvements relate to walking and cycling, and journeys using these travel modes replace ones previously made by vehicles burning fossil fuels, this SA objective will be met. However, some of the infrastructure and accessibility improvements will benefit travel using vehicles that burn fossil fuels and that will not help to maintain or improve air quality.	?	?
12. Minimise the generation of waste & pollution.	Where the transport infrastructure and accessibility improvements relate to walking and cycling, and journeys using these travel modes replace ones previously made by vehicles burning fossil fuels, this SA objective will be met – because pollution will be reduced. However, some of the infrastructure and accessibility improvements will benefit travel using vehicles that burn fossil fuels and that will not reduce pollution.	?	?
13. Encourage the efficient production, use, reuse & recycling of resources.	The policy has no direct relationship to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The policy has no direct relationship to the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	The policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	Transport infrastructure improvements and likely to result in the loss of soils, unless the works are entirely within the boundaries of existing highways. However, soils can be stripped and	X?	X?

	stored during works and then re-used as a component of finished schemes, although there is likely to be a reduction of quality involved in such operations.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Transport infrastructure improvements relating to walking and cycling may confer biodiversity benefits that would not arise in relation to other travel modes. Linear routes of public rights of way and cycleways (and sometimes highways and railways also) may also provide linear alignments flanked by vegetation that can provide wildlife corridors. However, there is no guarantee that transport infrastructure schemes will invariably provide such benefits and in many cases, their construction will not bring biodiversity or ecosystem benefits.	?	?
19. Protect & enhance the landscape & geological heritage.	Transport infrastructure improvements will often have adverse landscape impacts and may also affect geological heritage. The scale of impacts will vary from scheme to scheme and will also be influenced by the quality of design of schemes in terms of fitting in with existing landscapes.	X?	X?
20. Encourage quality locally distinct design that complements the built heritage.	The policy will not, in itself, encourage locally distinct design to complement built heritage. However, other plan policies will put in place design requirements, which will relate to transport schemes as well as many other types of development. There will be a requirement to apply the provisions of the Plan in its entirety to ensure that a holistic policy approach is taken to scheme assessment.	?	?
21. Protect, enhance & value the built heritage & historic environment.	Whether the requirements of the SA Objective are met will depend on the scale, nature, siting, alignment and design quality of individual schemes. Hence, it is difficult to be certain whether impacts will, overall, be positive or negative.	?	?
Summary			

The aspects of the policy relating to improvements to sustainable transport infrastructure and travel modes, in particular walking and cycling, are likely to support social, economic and environmental SA Objectives. Accessibility improvements generally are likely to bring social and economic benefits. However, some of the infrastructure improvements will benefit travel by vehicles that burn fossil fuels. Where this is the case, negative social and environmental impacts may arise. There are also several instances where the policy has no direct relationship to a particular SA Objective, but in these cases they are still compatible.

Strategic Policy SP 19 – Waste Prevention and Management

Appropriate provision for waste management or disposal facilities will be made within the Plan area.

In the first instance the Plan will seek to prevent the creation of waste. Where prevention is not possible, the impact on the environment will be minimised and the use of waste as a resource maximised, through reuse, recycling and other recovery. Only in cases where no better alternative is available will disposal be considered, in that instance by the most sustainable means possible.

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 relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Waste prevention and sustainable waste management will contribute to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	The policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	The policy has no direct relationship to the SA Objective.	0	0

5. Provide a range of high quality housing including affordable housing to meet local needs.	The policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Waste prevention and sustainable waste management will help to improve community safety and ensure that suitable facilities are available for the management of waste.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship to the SA Objective.	0	0
9. Support a sustainable & diverse local economy	Waste prevention and sustainable waste management complement local economic activity. Without these the economy, social fabric and environment of an area will be damaged.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Waste prevention and sustainable waste management confer environmental benefits, but a direct relationship to climate change reduction is more difficult to quantify.	?	?
11. Maintain & improve air quality.	Waste prevention and sustainable waste management will confer environmental benefits. However, some aspects of waste management may adversely affect air quality. Landfill sites generate methane gas and the amount of residual waste going to landfill has been reduced over recent years to meet EU requirements and lessen the generation of landfill gas. Some alternative means of dealing with residual waste, such as energy-from-waste plants, also generate emissions. It is hoped that this policy will improve the air quality position in Pembrokeshire but there is	?	?

	a degree of uncertainty over what may transpire.		
12. Minimise the generation of waste & pollution.	This policy seeks to achieve waste prevention and sustainable waste management.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	One aspect of this policy relates to re-use and recycling, which are elements of the waste hierarchy and preferable to disposal of waste to land but not as good as preventing waste arising in the first place.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Landfill sites produce leachate, which can find its way into rivers, streams and groundwater. As this policy seeks waste prevention and, where that is not possible, its sustainable management, a long-term outcome could be reduced landfill. That, in turn, would stabilise or reduce the amount of leachate getting into watercourses and groundwater.	✓	✓
15. Reduce the impact of flooding & sea level rise.	The policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	Waste prevention and sustainable waste management may contribute to reducing contamination.	✓	✓
17. Safeguard soil quality & quantity.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This may bring some benefits by reducing the amount of soil lost because of landfill operations.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This may bring some biodiversity benefits if it reduces the amount of land lost to landfill operations.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This, in turn, may bring some landscape benefits.	✓	✓

20. Encourage quality locally distinct design that complements the built heritage.	The policy has no direct relationship to the SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	Waste prevention and sustainable waste management may have the effect of reducing the amount of waste going to landfill. This, in turn, may bring some benefits by reducing visual impacts on built heritage and the historic environment,	✓	✓

Summary

Waste prevention and sustainable waste management has the potential to deliver many social, environmental and economic benefits. This is reflected in the assessment, which indicates various instances where the policy could support an SA Objective. Waste is a complex topic area and there are some cases where impacts are uncertain or where a mix of negative and positive outcomes may arise. There are also several instances where there is no direct relationship between the policy and an SA Objective, however they are compatible.

APPENDIX 5: Assessment of the General Policies

The 47 General Policies from the Deposit Plan are assessed against the SA Objectives (see tables below).

- ✓ The policy contributes and/or is compatible with the SA Objective.
- x The policy is incompatible 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.

General Policy 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, air quality or an increase in noise or vibration levels;
3. It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities;
4. It would not cause an unacceptable adverse effect (a harmful impact that cannot be satisfactorily mitigated) on soils;
5. It respects and protects the natural environment with no unacceptable adverse effects (a harmful impact that cannot be satisfactorily mitigated) on the environment including protected sites, habitats and species;
6. It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;
7. Necessary and appropriate service infrastructure, access and parking can be provided;
8. It would not cause or result in unacceptable harm to health and safety; including through flood risk;
9. It would not have a significant adverse impact on water quality;
10. Any light pollution is necessary and justified and minimised through appropriate mitigation;
11. It minimises the generation of waste during implementation and manages any waste generated; and
12. It neither contributes to the coalescence of distinct settlements nor creates or consolidates ribbon development.

General Policy GN 2 – Sustainable Design

Development will be permitted where relevant criteria are met:

<p>1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context;</p> <p>2. It is appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout;</p> <p>3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, local and sustainable construction materials, water conservation and the use of sustainable drainage systems (SuDS);</p> <p>4. It provides adequate facilities and space for the collection and recycling of waste materials;</p> <p>5. It achieves a flexible and adaptable design;</p> <p>6. It creates an inclusive and accessible environment for users that addresses community safety and encourages walking and cycling;</p> <p>7. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces;</p> <p>8. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure; and</p> <p>9. It makes provision for ultra-low emission vehicle charging points where new residential development is proposed, or in appropriate circumstances on commercial developments.</p>			
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.	These policies have no direct relationship to the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	<p>Some aspects of these policies will help to deliver this SA Objective. For instance, criterion 2 of GN 1 refers to impact of development proposals on local amenity and criterion 8 to health and safety, including flood risk.</p> <p>Similarly, criterion 7 of GN 2 refers to good quality, vibrant public realm and criterion 8 to well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.</p>	✓	✓
3. Improve education opportunities to enhance	These policies have no direct relationship to the SA Objective.	0	0

the skills & knowledge base.			
4. Minimise the need to travel and encourage sustainable modes of transport.	<p>Criterion 6 of GN 1 requires development to take place in an accessible location, to incorporate sustainable transport and accessibility principles and to take account of highway safety and traffic levels.</p> <p>Similarly, criterion 6 of GN 2 refers to the need for development to create an inclusive and accessible environment for users that addresses community safety and encourages walking and cycling. Criterion 7 of GN 2 refers to the need for development to provide a good quality, vibrant public realm that integrates well with adjoining streets and spaces.</p>	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	<p>GN 1 has no direct relationship to the SA Objective. However, all types of development will be subject to this policy.</p> <p>GN 2 should ensure that new housing and other new developments are of a good quality and, in the case of housing, running costs are reduced because of improved resource efficiency.</p>	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	<p>GN 1 - Some aspects of this policy will help to deliver this SA Objective. In particular, criterion 7 requires development proposals to provide necessary and appropriate service infrastructure, access and parking provision.</p> <p>GN 2, the policy does not directly relate to this SA Objective, but some aspects of it may indirectly help with its delivery, for instance those relating to inclusive and accessible environments, public realm and outdoor space</p>	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	Criterion 1 of GN 1 requires development to be compatible the capacity and character of the site and the area within which it is located.	✓	✓

	<p>Welsh language and culture are important elements of the latter.</p> <p>There is no direct relationship between GN 2 and this SA objective.</p>		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	<p>GN 1 has no direct relationship to the SA Objective. 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).</p> <p>There is a long-term direct relationship between GN 2 and this SA objective, as the policy will apply to all development and should ensure that employment facilities are built to a high standard.</p>	0	0
9. Support a sustainable & diverse local economy	These policies have no direct relationship to the SA Objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	<p>Some aspects of GN 1 will help to deliver this SA Objective at a local level. For instance, criterion 2 requires that development does not have a detrimental impact on local amenity, including those caused by smoke and fumes.</p> <p>For GN 2, criterion 3 refers to the need for the design of new development to be to resource efficient and climate responsive.</p>	✓	✓
11. Maintain & improve air quality.	<p>Criterion 2 of GN 1 specifically refers to air quality, in the context of ensuring development does not have a detrimental impact on local amenity.</p> <p>GN 2 does not directly relate to this SA Objective, but some aspects of it may indirectly help with its delivery – for instance, those relating to a climate responsive design.</p>	✓	✓
12. Minimise the generation of waste & pollution.	GN 1 ensures that development will not result in significant detrimental impacts on local amenity, that it respects and protects the natural environment, has	✓	✓

	<p>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.</p> <p>GN 2, criterion 4, requires new development to incorporate adequate facilities and space for the collection and recycling of waste materials, which will contribute to the delivery of this SA Objective.</p>		
13. Encourage the efficient production, use, reuse & recycling of resources.	<p>GN 1 has no direct relationship to the SA Objective.</p> <p>GN2, criterion 4, requires new development to provide adequate facilities and space for the collection and recycling of waste materials, which will contribute to this SA Objective.</p>	✓	✓
14. Maintain & protect the quality of inland & coastal water.	<p>Criterion 9 of GN 1 specifically refers to the requirement for development to avoid significant adverse impacts on water quality.</p> <p>GN 2, criterion 3, refers to water conservation and the use of sustainable drainage systems (SuDS).</p>	✓	✓
15. Reduce the impact of flooding & sea level rise.	<p>Criterion 8 of GN 1 refers to the need for development to avoid unacceptable harm to health and safety, including through flood risk.</p> <p>GN 2 does not directly relate to this SA objective, but some aspects may indirectly help with its delivery – for instance, the reference to a climate responsive design in criterion 3.</p>	✓	✓
16. Use land efficiently & minimise contamination.	<p>GN 1 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.</p> <p>For GN 2, criterion 3 requires new development to be resource efficient, while criterion 4 refers to the provision</p>	✓	✓

	of adequate facilities and space for the collection and recycling of waste materials.		
17. Safeguard soil quality & quantity.	GN 1 encourages the protection of the environment including soils (criterion 4), providing long term benefits. There is no direct relationship between GN 2 and this SA objective.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Criterion 5 of GN 1 refers to the need for development to respect and protect the natural environment, including protected sites, habitats and species. Criterion 3 of GN 2 requires a climate responsive design, which may contribute indirectly to this SA objective.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Criterion 3 of GN 1 refers to the need for development to avoid significant adverse impacts on landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park and neighbouring authorities. Criterion 2 of GN 2 requires new development to be appropriate to local character and landscape / townscape context. Although there is no reference to geology, the landscape is, in part, a reflection of what lies beneath the surface.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Criterion 1 of GN 1 refers to the need for the nature, location, siting and scale of development to be compatible with the capacity and character of the site and the area within which it is located. These are elements of design, although the main policy addressing this issue is GN 2. GN 2 seeks to deliver sustainable design. Criterion 1 refers specifically to the need for new development to pay due regard to local distinctiveness and contribute positively to the local context.	✓	✓

21. Protect, enhance & value the built heritage & historic environment.	<p>Criterion 1 of GN 1 refers to the need for the nature, location, siting and scale of development to be compatible with the capacity and character of the site and the area within which it is located. These are elements of design, although the main policy addressing this issue is GN 2.</p> <p>Criterion 1 of GN 2 refers specifically to the need for new development to pay due regard to local distinctiveness and contribute positively to the local context.</p>	✓	✓
---	---	---	---

Summary

GN 1 is a wide-ranging policy that will contribute positively towards the delivery of most of the SA Objectives for the Plan. Other LDP policies support the remaining SA Objectives. 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 looks at the many different aspects of sustainable design. It contributes directly to the delivery of most of the SA Objectives and may indirectly help to deliver the rest. There is no direct relationship to some of the SA Objectives, but other Plan policies may help to deliver these, and they are still compatible. 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.

[illegible]

General Policy GN 3 – Infrastructure and New Development

Where development generates a directly related need for new or improved infrastructure, services or community facilities and this is not already programmed by a service or infrastructure company, then this must be funded by the development, and:

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.

The viability of a development will be a key consideration when securing planning obligations and dispensation may be allowed in certain circumstances where there is clear evidence that the development would not be viable.

Measures necessary to physically deliver a development and ensure that it is acceptable in planning terms will be required in the first instance. Where appropriate contributions may be sought for a range of purposes, including:

- 1) Affordable housing
- 2) Green Infrastructure, Recreational and Amenity Open Space
- 3) Sustainable Transport Facilities
- 4) Education
- 5) Community and Cultural Facilities, including libraries, and community halls
- 6) Regeneration
- 7) Waste

<p>8) Renewable and low carbon energy</p> <p>9) Biodiversity</p> <p>10) Broadband</p> <p>11) Water, Waste Water Treatment and Sewerage Infrastructure</p> <p>In the event that viability considerations indicate that not all the identified contributions can reasonably be required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to affordable housing unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other appropriate purpose/s</p>			
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 relationship with the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance recreational and amenity open space, community and cultural facilities and biodiversity improvements and water, waste water treatment and sewerage infrastructure.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Contributions arising from new development may be used to deliver education-related benefits.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Contributions arising from new development may be used to deliver sustainable transport facilities.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	Contributions arising from new market housing developments will be used to deliver affordable housing. Where housing development is proposed, contributions will be prioritised in favour of affordable housing unless there is an overwhelming need for their use for another purpose.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved	Contributions arising from new development may deliver some aspects of this SA Objective – for	✓	✓

access to key services and facilities.	instance community and cultural facilities.		
7. Protect & enhance the role of the Welsh Language & culture.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance education-related improvements and community and cultural facilities, each of which would be likely to have Welsh language aspects to them.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The policy has no direct relationship with the SA Objective.	0	0
9. Support a sustainable & diverse local economy	The policy has no direct relationship with the SA Objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure, various types of open space and biodiversity benefits and water, waste water treatment and sewerage infrastructure.	✓	✓
11. Maintain & improve air quality.	Contributions arising from new development may deliver some aspects of this SA Objective – in particular renewable and low-carbon energy, which is zero carbon and thus superior as an energy source to technologies involving burning fossil fuels.	✓	✓
12. Minimise the generation of waste & pollution.	Contributions arising from new development may deliver some aspects of this SA Objective – in particular those directed towards waste management and water, waste water treatment and sewerage infrastructure.	✓	✓
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.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that may benefit the wider water environment. Criterion 11 in the policy refers specifically to water, waste water treatment and sewerage infrastructure.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that may benefit the wider water environment.	✓	✓
16. Use land efficiently & minimise contamination.	Criterion 11 of the policy refers to water, waste water treatment and sewerage infrastructure, which will help minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that might benefit soil quality and quantity.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Contributions arising from new development may deliver some aspects of this SA Objective – for instance green infrastructure and biodiversity improvements that will support valued ecosystems.	✓	✓
19. Protect & enhance the landscape & geological heritage.	The policy has a direct relationship with the SA Objective. The policy includes environmental provisions which may reduce any negative impacts on the landscape character and help support this objective.	0	0
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.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	The policy has no direct relationship with the SA Objective.	0	0

	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 contributions. These contributions will impact positively on both communities and the environment.

General Policy GN 4 – Resource Efficiency and Renewable and Low-carbon Energy Proposals

Development proposals should seek to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use.

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

General Policy GN 5 – Renewable Energy – target and allocations

- 1) The Council will seek to permit an additional 6MW per annum renewable energy capacity over the plan period.
- 2) The following site(s) are allocated for the development of new renewable energy capacity:

Site reference	Site name	Are (hectares)	Preferred renewable energy technology
SPV/000/LDP2/01	Cawdor Barracks, Brawdy	11.27	Solar Photovoltaic Array
SPV/066/LDP2/01	East of Hazelbank, Llanstadwell	0.68	Solar Photovoltaic Array
SPV/149/LDP2/01	West of Ford Farm, Wolfscastle	1.55	Solar Photovoltaic Array

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 policies have no direct relationship to the SA Objective, although they are compatible.	0	✓
2. Promote & improve human health & well-being through a healthy	These policies are generally supportive of renewable energy proposals (excepting wind turbine proposals of	?	?

lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	25MW plus), subject to them not causing significant environment or landscape impacts, either individually or cumulatively. Renewable energy is zero-carbon technology and thus will bring human health benefits and support a clean and healthy environment. However, there are some instances where individuals are adversely affected by wind turbine installations, so the benefits are not exclusively positive.		
3. Improve education opportunities to enhance the skills & knowledge base.	These policies have no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	These policies have no direct relationship to the SA Objective however by incorporating renewable technologies into new developments, sustainable modes of transport may be promoted.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	These policies have no direct relationship to the SA Objective. 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.	Renewable energy projects can be developed and run on a community basis and in these instances community benefits are likely to be conferred. However, only a modest proportion of the total schemes will fall within this category.	?	✓
7. Protect & enhance the role of the Welsh Language & culture.	These policies have no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality	These policies support many types of renewable energy project, subject to	✓	✓

employment opportunities accessible to all sections of the population.	some provisos. Such projects can confer employment benefits to urban and rural areas.		
9. Support a sustainable & diverse local economy	These policies support many types of renewable energy project, subject to some provisos. Such projects can help support a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembroke's contribution to climate change.	These policies support many types of renewable energy project, subject to some provisos. Such projects are carbon neutral and can therefore help prepare for and reduce the impact of climate change. Renewable energy generation reduces reliance on burning fossil fuels to produce heat and power, which will also be beneficial in the context of reducing the causes of climate change. GN 5 sets a minimum annual delivery target for renewable energy projects and also allocates various sites for Solar PV installations	✓	✓
11. Maintain & improve air quality.	These policies support many types of renewable energy project, subject to some provisos. Such projects do not produce air pollution. Hence, the policies are likely to contribute to achieving this SA Objective. It is noted that some projects could impact air quality, for example wood burning/biomass systems.	✓	✓
12. Minimise the generation of waste & pollution.	The policies support many types of renewable energy project, subject to some provisos. Such projects are non-polluting in their operational state. Hence, these policies are likely to contribute to achieving this SA Objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	These policies support many types of renewable energy project, subject to some provisos. Renewable energy projects make use of natural resources and are non-polluting in their operational state. Hence, the policies are likely to contribute to achieving this SA Objective.	✓	✓

14. Maintain & protect the quality of inland & coastal water.	<p>These policies have no direct relationship to the SA Objective.</p> <p>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).</p>	?	?
15. Reduce the impact of flooding & sea level rise.	<p>These policies have no direct relationship to the SA Objective.</p> <p>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.</p>	0	0
16. Use land efficiently & minimise contamination.	<p>These policies support many types of renewable energy project, subject to some provisos. Renewable energy projects make use of natural resources and are non-polluting in their operational state. Hence, the policy is likely to contribute to achieving this SA Objective as it will not produce contamination and may reduce the need for carbon-based energy production, which might have produced contamination.</p>	✓	✓
17. Safeguard soil quality & quantity.	<p>These policies have no direct relationship to the SA Objective.</p>	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	<p>These policies support many types of renewable energy project, subject to some provisos. Renewable energy projects make use of natural resources and are non-polluting in their operational state. In that sense, they are likely to help maintain biodiversity and to support ecosystems. However, some types of renewable energy technology may produce negative impacts – for instance, wind turbines</p>	?	?

	blades may injure and / or kill bats and birds. Hence, the picture is not entirely clear-cut and will vary between different renewable energy technologies. The allocations made by GN 5 are for Solar PV installations, which generally have fewer negative impacts on bats and birds than wind turbines.		
19. Protect & enhance the landscape & geological heritage.	These policies support many types of renewable energy project, subject to some provisos. However, some types of project may have significant individual and / or cumulative impacts, particularly wind turbines and solar arrays. The significance of the impacts will be highly varied and will be influenced by the type and scale of the technology and its proximity to other similar installations.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	These policies have no direct relationship to the SA Objective. Renewable energy technologies do not reflect vernacular architecture and heritage. Policies in the Plan will ensure the built heritage is considered in development proposals.	0	0
21. Protect, enhance & value the built heritage & historic environment.	These policies have no direct relationship to the SA Objective. Renewable energy technologies do not reflect vernacular architecture and heritage. Policies in the Plan will ensure the built heritage is considered in development proposals.	0	0

Summary

Policy GN 4 is broadly supportive of renewable energy proposals, excepting large-scale wind turbine proposals and subject to provisos on individual and cumulative landscape and environmental impacts. Renewable energy technologies are also carbon neutral. As such, the policy supports many of the economic, environmental and social SA Objectives. However, there are a few of the SA Objectives where the impacts of renewable energy technologies are uncertain and / or mix positive and negative impacts. Also, a few of the SA Objectives do not directly relate to the policy.

Policy GN 5 sets an annual renewable energy target and allocates various sites for Solar PV installations. This policy also supports many of the economic, environmental and social SA Objectives, although as with GN 4, there are some areas of uncertainty and where a mix of

positive and negative impacts are likely to arise. Again, a few of the SA Objectives do not directly relate to the policy. Allocations are assessed separately.

General Policies GN 6-10

General Policy GN 6 – Employment Proposals

Employment proposals (in use classes B1, B2 and / or B8) will be permitted:

1. On sites allocated for employment uses by policy SP 13, above or GN 7, below; or
2. On unallocated land within Settlement Boundaries; or
3. On sites well-related to a Settlement Boundary, if no sites allocated for employment purposes and / or within the same Settlement Boundary exist to serve the development; or
4. In countryside locations, but only if no other suitable sites exist in the local area and where the enterprise requires such a location.

Where B2 uses are proposed, these must not cause significant adverse amenity impacts on nearby land uses.

General Policy GN 7 – Employment Proposals

Eight sites are allocated for employment use in classes B1, B2 and or B8. These are assessed separately in Appendix 6.

The specified uses are those that will be permitted on the listed sites. Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses).

General Policy GN 8 – Mixed-use Housing and Employment Proposals

Housing development proposals which incorporate an element of use class B1 and / or B8 employment use will be permitted, where the location accords with the housing policies of the Plan and where the employment use will not result in significant adverse amenity issues for those living within the site or on adjoining sites. The employment uses within such sites may take the form of stand-alone enterprises or live-work units (where the residential and employment uses are combined within a single building).

Two sites are allocated for mixed-use development and these are assessed separately in Appendix 6.

General Policy GN 9 – Protection of Employment Sites and Buildings

Proposals to redevelop, or use, business, general industrial, storage or distribution sites (those within use classes B1, B2 and B8) for other purposes will only be permitted where site is not a Strategic Employment Site as identified by Policy SP 13 and 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 (the settlement in question or land immediately adjoining that settlement); or
3. The continued use of the site or premises has been shown to be unviable.

This policy also applies where a non-employment use is proposed on a site allocated for employment purposes by this Plan, excepting the mixed-use allocation under policy GN 8, where the principle of mixing employment and non-employment uses is already established.

General Policy GN 10 – Extensions to Employment Sites Proposals to diversify, intensify and / or extend an existing businesses (in use class classes B1, B2 and / or B8) onto adjoining land will be permitted where the scale and nature of the original development, together with the extension, is compatible with its location, including potential impacts on the amenity of adjacent land users.			
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.	These policies will help to provide employment opportunities in the Plan area, which contribute to the maintenance of a balanced population structure	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This suite of policies may help deliver new employment opportunities. Being able to secure employment may have a positive impact on well-being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	New employment opportunities may provide linked opportunities for skills training, so there could be an indirect link between this suite of policies and this SA objective.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Provision of new employment opportunities in sustainable locations linked to settlements will help to deliver this SA Objective.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between this suite of policies and the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	The suite of policies providing new employment opportunities (and in the case of GN 9 protecting existing employment sites) relates indirectly to this SA Objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	The suite of policies providing new employment opportunities (and in the case of GN 9 protecting existing	?	?

	employment sites) relates indirectly to this SA Objective.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This suite of policies relates directly to the SA Objective. The policies provide opportunities for new employment sites to come forward and protect existing employment sites from unjustified loss to other uses.	✓	✓
9. Support a sustainable & diverse local economy	This suite of policies relates directly to the SA Objective. The policies provide opportunities for new employment sites to come forward and protect existing employment sites from unjustified loss to other uses. The new employment allocations are provided at a range of sites across the Plan area, having due regard to locational sustainability.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	There is no direct relationship between this suite of policies and the SA Objective. However, by directing new employment developments to sustainable sites with good accessibility by a range of different travel modes, the policies may indirectly influence the SA Objective.	✓	✓
11. Maintain & improve air quality.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. While in the past industrial proposals have been associated with reduced air quality, modern regulation means that this is no longer an inevitable consequence. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	? ✓	? ✓
12. Minimise the generation of waste & pollution.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. Many modern industrial processes can take place without causing significant waste and pollution, although this is not universally the case. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	? ✓	? ✓

13. Encourage the efficient production, use, reuse & recycling of resources.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	?	?
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between this suite of policies and the SA Objective. The relevant Policies for this topic area in the Plan will address this SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this suite of policies and the SA Objective. The relevant Policies for this topic area in the Plan will address this SA Objective.	0	0
16. Use land efficiently & minimise contamination.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	?	?
17. Safeguard soil quality & quantity.	There is no direct relationship between this suite of policies and the SA Objective. The relevant Policies for this topic area in the Plan will address this SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is some uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	?	?
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between this suite of policies and the SA Objective. The relevant Policies for this topic area in the Plan will address this SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. However, the relevant Policies for this topic area in the Plan will address this SA Objective.	?	?

21. Protect, enhance & value the built heritage & historic environment.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. The relevant Policies for this topic area in the Plan will address this SA Objective.	?	?
---	--	---	---

Summary

This suite of policies will permit new employment proposals at appropriate locations and will protect existing employment sites from unjustified loss to other uses. In the context of the SA Objectives, these policies score highly in relation to future provision of employment opportunities and support for the economy – SA Objectives 8 and 9. Positive outcomes are anticipated with regard to several other SA Objectives through the application of these policies. However, many of the SA Objectives either did not directly relate to the policies or alternatively might relate to them, but in ways that could be either positive or negative. The outcome will be dependent on how new employment proposals are implemented in the future, some elements of which may be controlled through the planning system. Relevant Policies for the topic areas in the Plan will address many of the SA Objectives.

General Policy GN 11 – Residential Development

Residential development including self-build 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 Main or Rural Town, Service Centre, Service Village or Local Village as defined in the settlement hierarchy;
2. Infill developments in Hamlets (in accordance with the criteria of GN 12)
3. The replacement or sub-division of an existing dwelling;
4. The conversion of an historic building to residential use; or
5. A rural enterprise worker's dwelling or One Planet development

New homes on sites of 0.10 hectares and above will be built at a density of at least 20 dwellings per hectare, rising to at least 25 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 sustainable modes of transport.	The settlement hierarchy is based on services and facilities, therefore 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.	Criterion 1 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	0	✓



	phasing for social infrastructure – Welsh language, at application stage.		
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. 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 non-polluting methods of transport, as such reducing the potential for air pollution.	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. WAG 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. Criterion 4 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 33).		
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. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 39). 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	0	✓

	efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective.		
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 4 of this policy in combination with legislation for the protection of built heritage and GN 22 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 compatible 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.			

General Policy GN 12 –Infill Development in Hamlets Development proposals for residential development in locations where there is a physical cohesion of dwellings (hamlet) not identified within the Settlement Hierarchy as a settlement, will be supported where: <ol style="list-style-type: none"> 1. The proposal is for a maximum of 1 or 2 properties on a site 2. It represents sensitive infill development of a small gap within an otherwise continuous built up frontage 3. The scale, layout and density is in keeping with (and not detrimental to) the character (including landscape and townscape) of the area; 4. In locations of 20 or more dwellings (including those with the benefit of planning permission), the development is for market or local needs affordable housing 5. In locations of less than 20 dwellings, the development is for local needs affordable housing. 			
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.	Limited infill opportunities at small hamlets, including affordable housing which will help to provide for a variety of needs. However the lack of control over occupancy means that it is uncertain whether the policy 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 and promoting and improving health. However meeting the needs of people within small communities through appropriate housing may improve their health and locating development in areas with access to the countryside could help meet some of the objective.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base.	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.	Locating development away from accessible settlements has the potential to encourage travel by unsustainable modes including this car.	X 	X 
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy allows affordable housing to be developed at small communities where there is the potential for people in housing need to remain local.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will partly meet this objective in relation to cohesive communities however access to key services and facilities is likely to be limited and the overall impact this uncertain.	?	?
7. Protect & enhance the role of the Welsh Language & culture.	There is the potential for compatibility within this objective if people are able to stay within Welsh speaking communities or to learn Welsh where the cultural tradition is Welsh speaking.	0	✓

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy is potentially compatible since it will enable people working in rural areas and maintaining a vibrant rural economy to live near to work places.	0	✓
9. Support a sustainable & diverse local economy	No relationship between the policy and this objective but they are compatible.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Additional dwellings in small hamlets is likely to require the development of greenfield sites, and increase travel to locations where there are services. Both of these actions are unlikely to reduce contribution to climate change.	x 	x 
11. Maintain & improve air quality.	No relationship between the policy and this objective but they are compatible.	0	✓
12. Minimise the generation of waste & pollution.	No relationship between the policy and this objective but they are compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	No relationship between the policy and this objective but they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water.	No relationship between the policy and this objective but they are compatible.	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. Detailed policies deal with housing densities and contaminated land.	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. Maintain, enhance & value biodiversity &	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with	0	?

promote the resilience of ecosystems.	the objective. Other policies in the plan will ensure that biodiversity is protected.		
19. Protect & enhance the landscape & geological heritage.	This policy seeks to restrict infill developments to those which are compatible with impact on landscape. They are however unlikely to enhance landscape and the relationship is uncertain.	0	?
20. Encourage quality locally distinct design that complements the built heritage.	This policy ensures that the development would be compatible with the local built heritage in terms of scale layout and density. Detailed policies on design will help to meet this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy along with policies on design and historic environment should ensure the objective is met.	✓	✓
Summary This policy would help to maintain cohesive communities, and could benefit the Welsh language and in cases where people work in rural areas could provide opportunities to live close to their place of work. There are however impacts which are not compatible with the objectives, including the likelihood of people having to travel further by unsustainable means, to access the majority of workplaces, service and facilities at larger settlements.			

General Policy GN 13 – Housing Mix, Space standards and requirements for Lifetime Home Standards A. All developments must provide an appropriate mix of housing types, tenures and sizes, including to meet affordable housing need; B. All new build residential development on sites of 10 or more units must provide a minimum of 10% of properties built to Lifetime Homes Standards; C. All residential development must be built in accordance with identified space standards, unless the proposal is for the adaptation or conversion of a listed, historic or traditional agricultural building and it is not possible for the building to meet the standards without impacting negatively on the character of the property.			
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.	The policy and objective are directly related. By applying this 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 space standards and impacts.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is a relationship between the policy and this objective. 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. Building houses with quality space standards will ensure homes are fit for purpose for a lifetime.	✓	✓

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, 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. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	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 locally distinct design that complements the built heritage.	The delivery of sustainable 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 general policy requires the delivery of sustainable development (including positive environmental, social and economic impacts) with adequate space standards to make sure we deliver Lifetime Homes and as such is compatible with each 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.			

General Policy GN 14 – Residential Allocations

74 Sites have been allocated for residential development – these have been assessed in Appendix 6.

General Policy GN 15 – Small Sites Target

The small sites target for Pembrokeshire is **1568** over the plan period of 2017-2033 (98 homes per year).

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 which have improved access to key services and facilities.	There is a relationship between the policy and this objective. 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	0	0

	the role of the Welsh language and culture.		
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, BREEAM).		
14. Maintain & protect the quality of inland & coastal water.	<p>The policy and objective are directly related.</p> <p>The policy should ensure any negative impacts on inland or coastal waters are minimised and mitigation measures put in place if necessary.</p>	✓	✓
15. Reduce the impact of flooding & sea level rise.	<p>There is a relationship between the policy and objective but it is unclear how beneficial the policy may be.</p> <p>The policy should minimise the impact of flooding and sea level rise on development.</p>	✓	✓
16. Use land efficiently & minimise contamination.	<p>Delivering sustainable development includes the consideration of economic and environmental aspects and may contribute to the efficient use of land.</p> <p>The policy may also support the objective by helping to minimise contamination.</p>	✓	✓
17. Safeguard soil quality & quantity.	<p>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.</p>	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	<p>The policy and objective are directly related.</p> <p>The policy should encourage the protection and enhancement of biodiversity and put in place mitigation measures for any potential negative impacts.</p>	✓	✓
19. Protect & enhance the landscape & geological heritage.	<p>The policy and objective are directly related.</p> <p>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.</p>	✓	✓

20. Encourage quality locally distinct design that complements the built heritage.	The delivery of sustainable 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 Objectives support development proposals to be sustainable. This general policy requires the delivery of sustainable development (including positive environmental, social and economic impacts) and as such is compatible with each 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.

General Policy GN 16 – Local Needs Affordable Housing

Local needs affordable housing will be sought on all housing developments. Indicative targets for provision on allocated sites are set out in Policy GN 13, and on unallocated sites the provision shall be as follows:

1. In Towns, Service Centres and Service Villages a percentage in line with the Affordable Housing SPG will be affordable.
2. In Local Villages and Cluster Villages 50% of the dwellings proposed will be affordable.
3. In Hamlets with 20 dwellings or more 50% of dwellings will be affordable; in Hamlets with less than 20 dwellings all new dwellings must be affordable

Where it is demonstrated that the provision of an affordable dwelling on site is not possible a commuted sum contribution for affordable housing will be sought. The commuted sum shall be related to the contribution rates set out above and charged on the basis of floorspace (per sq. metre).

The authority may seek a higher percentage contribution on any site where local circumstances and/or recent developments in the area suggest it would be financially viable. Where a sustained positive change in the financial viability of development can be demonstrated through monitoring the local authority will seek a higher percentage contribution towards affordable housing. In Towns, Service Centres and Service Villages a provision of affordable housing below the target figure may be appropriate where this is supported by economic viability evidence.

<p>General Policy GN 17 – Exception Sites for Local Needs Affordable Housing</p> <p>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:</p> <ol style="list-style-type: none"> 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 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 sustainable modes of transport.	Affordable housing will be in Towns, Service Centres and Service Villages and Local Villages and exception sites within or immediately adjoining Settlement Boundaries which may have access to sustainable travel modes and access to certain facilities. Criteria 1 and 3 of GN 17 policy should reduce the need to travel to access essential services.	✓	✓

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 policies 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. The provision of exception sites affordable housing will provide opportunities for people to address their housing needs in their home community.	✓	✓
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	New housing should be adapted for climate change and incorporate	✓	✓

Pembrokeshire's contribution to climate change.	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 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.	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 33).	✓	✓
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	0
17. Safeguard soil quality & quantity.	There is no direct relationship between the policy and objective, although they are compatible.	0	✓

18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	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

GN 16 contributes positively to the social SA Objectives by providing local needs affordable housing for people in Towns, Service Centres, and Service Villages and 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 17 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.

General Policy GN 18 – Specialist and Supported Accommodation

New, or extensions to existing, specialist or supported accommodation will be permitted where a need has been identified and when the following criteria are met

1. New facilities are within or immediately adjoining a Settlement Boundary, or involve the adaptation or conversion of an appropriate existing building
2. Extensions to existing buildings are of a scale and nature compatible with the original building and its location

In all instances access arrangements allow for the safe movement of pedestrians, cars, emergency, delivery and service vehicles.

General Policy GN 19 – Specialist and Supported Accommodation Allocations

Land has been allocated for additional facilities, these are assessed separately.

		Does this policy	Is this policy
--	--	------------------	----------------

SA Objective	Commentary/ explanation	contribute to meeting the SA Objective?	compatible with the SA Objective?
1. Develop & maintain a balanced population structure.	Provision of appropriate homes for all sections of the community will support balanced communities.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	✓	✓
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.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, in combination with others will help to ensure that housing is built to a high standard and contributes to the identified need for specialist and supported accommodation.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Provision of accommodation at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling provision for people to remain within their local community.	✓	✓

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.	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.	No direct relationship between this policy and objective however, development of accommodation in sustainable locations will help to minimise any impacts.	0	✓
12. Minimise the generation of waste & pollution.	Suitable accommodation in suitable locations will help minimise any expected negative impacts.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Suitable accommodation in suitable locations will help to maximise the potential to implement this objective.	0	✓
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	✓
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision making will ensure that these issues are taken into account.	0	✓
16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land.	0	✓
17. Safeguard soil quality & quantity.	Although this policy does not exclude the development of greenfield land, the requirement to develop within or	0	✓

	immediately adjoining settlement boundaries will help to minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.		
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy supports development within or adjacent to settlement boundaries or the reuse of existing buildings and is compatible with this objective since it will minimise the potential for new development away from existing built areas.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	This policy has a direct relationship with the objective since it requires extensions to existing buildings to be of a scale and nature compatible with the original building and its location. An element of this will be the distinctive design and built heritage features of the existing building.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy has a direct relationship with the objective since it requires extensions to existing buildings to be of a scale and nature compatible with the original building and its location. An element of this will be the distinctive design and built heritage features of the existing building and historic environment.	✓	✓

Summary

This policy generally supports the objectives of the plan by requiring development to have a spatial relationship with existing settlements, where for larger settlements there will be a range of services to support a balanced community. Design and context will also be important considerations for the natural and built biodiversity and heritage of the area.

Allocations are assessed separately.

General Policy GN 20 – Gypsy and Traveller Sites and Pitches

Proposals for new permanent or transit Gypsy and Traveller sites or pitches, or extensions to existing authorised sites outside settlement boundaries, will only be permitted where

<p>1. It has been demonstrated that no suitable site or pitches are available within settlement boundaries or closer to settlement boundaries, including at existing authorised and permitted sites;</p> <p>2. It is sustainably located for access to existing community, social, education and other services;</p> <p>3. It is sensitively sited within the landscape; and</p> <p>It is appropriate in scale to the local community and would not have a significant adverse impact on local amenity.</p>			
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.	Development of culturally appropriate homes for all sections of the community will support balanced communities.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Provision of accommodation at settlements, in the first instance, where there is likely to be a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	The location of sites at pitches at settlements where there is educational provision will assist in implementing this objective	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Provision of sites and pitches at settlements, where there is a range of services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy, in combination with others will help to ensure that sites and pitches are built to relevant design and space standard and contribute to the identified need for affordable and culturally appropriate accommodation	✓	✓
6. Build safe, vibrant & cohesive communities	Provision of accommodation at settlements, where there is a range of		

which have improved access to key services and facilities.	services and access to healthcare and recreation will be positive for health and well-being, although the extent will depend on the settlement and be reflected in its position in the hierarchy. Sites of an appropriate scale can help to enable vibrant and cohesive communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling provision for people to remain within their local community, although it is noted that the Gypsy and Traveller community within Pembrokeshire is not a Welsh first language community.	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.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Development will be focussed on sustainable locations and 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.	0	✓
11. Maintain & improve air quality.	No direct relationship between this policy and objective however, development of accommodation in sustainable locations will help to minimise any impacts	0	✓
12. Minimise the generation of waste & pollution.	Suitable accommodation in sustainable locations will help minimise any expected negative impacts.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between this policy and objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision making will ensure that these issues are taken into account.	0	✓
16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land.	0	✓
17. Safeguard soil quality & quantity.	Although this policy does not exclude the development of greenfield land, the requirement to take a sequential approach to site selection will help minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy supports a sequential approach to development and is compatible with this objective since it will minimise the potential for new development away from existing built areas.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	Caravan sites and pitches provide limited opportunities for non-standard design and as such do not generally complement built heritage.	x	X
21. Protect, enhance & value the built heritage & historic environment.	This policy has a direct relationship with the objective since it requires pitches and sites to be sensitively located within the environment, including the historic environment.	✓	✓

Summary

Policies which help to meet the accommodation needs of gypsy and traveller communities are a legal requirement under the 2014 Housing Act. This policy approach aims to meet gypsy

and traveller community accommodation needs in ways which are sustainable and environmentally acceptable.

General Policy GN 21 – Telecommunications and Digital Technology Infrastructure

Proposals for telecommunications and digital technology infrastructure will be permitted where:

1. The proposals will contribute towards future proofing of development and regeneration proposals, form part of the planned development of a wider network and / or will improve coverage in areas where provision is limited or absent; and
2. Where feasible, the proposals take advantage of opportunities for sharing of masts and 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.	This policy has no direct relationship to the SA 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.	This policy has no direct relationship to the SA Objective, although they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base.	This policy could make a positive contribution to delivery of the SA Objective. Roll-out of telecommunications and digital technology is revolutionising the delivery of education and knowledge.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy could make a positive contribution to delivery of the SA Objective. New telecommunications and digital technology infrastructure facilitates home working and that in turn reduces the need to travel.	✓	✓
5. Provide a range of high quality housing	This policy has no direct relationship to the SA Objective. However, it is	0	0

including affordable housing to meet local needs.	anticipated that many new dwellings will be delivered in a manner that facilitates connection to fibre broadband in the future.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy could make a positive contribution to improved access to and provision of key services. Many services are now delivered online and a policy that supports appropriate provision of new telecommunications and digital technology infrastructure will assist with this.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective. However, it may benefit the Welsh language and culture indirectly by facilitating better digital technology infrastructure in Welsh speaking communities.	?	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy has no direct relationship to the SA Objective, although they are compatible.	0	✓
9. Support a sustainable & diverse local economy	This policy will help to support a sustainable and diverse local economy by providing better digital technology infrastructure.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy will facilitate opportunities for working from home, which will reduce the need to travel and thus contribute to reducing Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality.	This policy has no direct relationship to the SA Objective, although it may facilitate home working and thus reduce the need to travel, which in turn could benefit air quality.	?	✓
12. Minimise the generation of waste & pollution.	This policy has no direct relationship to the SA Objective, although it may facilitate home working and thus reduce the need to travel, which in turn could reduce air pollution.	?	? ✓

13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective, although they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water.	This policy has no direct relationship to the SA Objective.	0	0
15. Reduce the impact of flooding & sea level rise.	This policy has no direct relationship to the SA Objective.	0	0
16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy has no direct relationship to the SA Objective.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy has no direct relationship to the SA Objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	This policy has no direct relationship to the SA Objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	This policy has no direct relationship to the SA Objective.	0	0
Summary Policy GN 21 will help deliver some of the SA Objectives, particularly in circumstances where it facilitates home working and thus reduces the need to travel. It will also assist where it improves access to and provision of key services, including education.			

General Policy GN 22 – Protection and Enhancement of the Historic Environment

Development that affects sites and landscapes 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 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 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. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	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	Direct link between this policy and the SA Objective. Development designs	✓	✓

that complements the built heritage.	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 protection and enhancement is important. The policy makes a positive contribution to environmental objectives, including biodiversity, and encouraging design quality.			

General Policy GN 23 – Community Facilities

A The development of new community facilities will be permitted where proposals are located within or well related to the community they are intended to serve and are accessible by public transport, walking and cycling.

B Extension(s) or enhancements to existing community facilities will be permitted provided the facility is appropriately located to meet the needs of the community it is to serve or enhancements to accessibility are proposed.

C The change of use or loss of a community facility will only be permitted where:

1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable and alternative solutions to support the long term use of the facility for the community have been adequately explored; and
2. The premises is vacant and has been actively marketed for its existing use for a minimum of six months; and
3. It can be demonstrated that the facility is surplus to the requirements of the community which remains served by well-located adequate alternative provision; or
4. A suitable replacement facility is to be made available.

General Policy GN 24 – Community Facility Allocations

Three sites have been allocated for community facilities and these will be assessed separately (see Appendix 6).

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.	This policy supports the development and retention of community facilities which are well related to the community they are seeking to serve. This approach will help to maintain a balanced population with good access to community facilities.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Community facilities have the potential to support well-being by reducing social isolation and providing recreation and sports opportunities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Community facilities can provide opportunities for educational classes and whilst this would depend on the facilities provided, could support classes for adults and young people.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy encourages facilities at locations for the communities they intend to serve and with access by public transport, walking and cycling.	✓	✓
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	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Community facilities at settlements, will be positive for health and well-being, and can help to enable vibrant and cohesive communities as social meeting places.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling social interaction within Welsh speaking communities and supporting the development of Welsh language classes at community facilities.	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.	0	0
9. Support a sustainable & diverse local economy	No direct relationship between the policy and this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Well located community facilities which are accessible by public transport, walking and cycling will reduce the need to travel and make a contribution to this objective.	0	✓
11. Maintain & improve air quality.	No direct relationship between this policy and objective however, development of community facilities in sustainable locations will help to minimise any impacts of travel on air quality.	0	✓
12. Minimise the generation of waste & pollution.	Suitable facilities in sustainable locations will help minimise any expected negative impacts.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between this policy and objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision-making will ensure that these issues are taken into account.	0	✓
16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land.	0	✓
17. Safeguard soil quality & quantity.	Although this policy does not exclude the development of greenfield land, it will help minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.	0	✓

18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy supports this objective since it will minimise the potential for new development away from existing built areas.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship, although this policy is considered to be compatible with this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship, although this policy is considered to be compatible with this objective.	0	0
Summary The provision and retention of community facilities in places where they are accessible by means other than the private car provides a positive relationship with objectives for health, well-being, climate change, air quality and educational opportunities. GN 24 Community Facility Allocations will be assessed separately.			

General Policy GN 25 – Retail and Commercial Centre Development

- A. Within defined town centres, development will be permitted where:
1. It forms a retail, commercial or community use which enhances the vitality and viability of the town centre and is compatible with regeneration strategies; and
 2. The loss of a shop unit (A1 use class) within the Primary Retail Frontage, would
 - I. Bring a vacant shop unit into active commercial or community use, which has been actively marketed as a shop for at least six months; and
 - II. it would not create or contribute to an unacceptable balance and distribution of non-A1 uses within the frontage or group of frontages, and
 - III. retain a shopfront, or
 - IV. implement a regeneration strategy
 3. It does not introduce residential use at the ground floor within Primary or Secondary Retail Frontages.
- B. At Local Centres proposals for commercial or community use, which are well related to existing facilities, accessible by a range of travel options, including for pedestrians and cyclists, and of a scale compatible with the role and function of the centre will be supported.

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.	This policy supports vibrant and viable town and local centres, and as attractive places to visit and socialise will help to maintain balanced populations and communities	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Town and local centres have the potential to support well-being by reducing social isolation and providing recreation and sports opportunities as part of the range of acceptable use classes.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Such uses are acceptable within town and local centres provided they are of a scale compatible with the centre. This policy is considered to be compatible with the objective	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy encourages facilities at locations which are considered to be accessible by sustainable modes of transport including by public transport, walking and cycling.	✓	✓
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	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will be positive for health and well-being, and can help to enable vibrant and cohesive communities as safe and social meeting places.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy could help to protect and enhance the Welsh language by enabling local social interaction within Welsh speaking communities	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Vibrant town and local centres offer retail and other commercial employment opportunities in accessible locations	✓	✓

9. Support a sustainable & diverse local economy	Retail and commercial uses are an element of the local economy and provide a range of employment opportunities at sustainable locations and is considered to be compatible with this objective	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Well located centres which are accessible by public transport, walking and cycling will reduce the need to travel and make a contribution to this objective. Many town centres have however historically developed along the sides of rivers and there is an element of risk in relation to preparing for the impact of sea level rise	0	0
11. Maintain & improve air quality.	Whilst town and local centres in sustainable locations will help to minimise any impacts of travel they can also concentrate transport and increase local air pollution issues	0	0
12. Minimise the generation of waste & pollution.	Suitable facilities in sustainable locations will help minimise any expected negative impacts.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Centres are suitable locations for re-use and recycled good shops and help to minimise the use of virgin resources and reduce waste	✓	✓
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision-making will ensure that these issues are taken into account.	0	✓
16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land. Concentration of uses within town centres and helps to minimise the use of green field land and is considered compatible with this policy.	0	✓
17. Safeguard soil quality & quantity.	This policy will help minimise the uptake of agricultural land and this		

	policy is considered to be compatible with this objective.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy supports this objective since it will encourage retention of uses and redevelopment at existing centres.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship, although this policy is considered to be compatible with this objective, and in appropriate circumstances the retention of historic shopfronts is required.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship, although this policy is considered to be compatible with this objective in relation to historic shopfronts and buildings	✓	✓
Summary Support for retail, commercial and community facilities in places where they are highly accessible by means other than the private car provides a positive relationship with objectives for health and well-being, climate change and economy.			

General Policy GN 26 – Out-of-Centre Retail and Commercial Development

To ensure that retail and commercial development is appropriately located and does not undermine the retail hierarchy set out at SP14 'Retail Hierarchy', retail and commercial developments outside defined centres will only be permitted where

1. No sequentially preferable sites are suitable and available; and
2. A quantitative or qualitative need has been demonstrated; and
3. The impact of the proposal would not, either by itself or in combination with permitted or allocated retail developments, undermine the vitality or viability of retail centres
4. If located at a local retail centre proposals are of a scale and nature compatible with the role and function of the centre.

This policy does not apply to community facilities located within the community it is seeking to serve (see policy GN 23 Community Facilities) or proposals which implement up-to-date Regeneration Strategies endorsed by the authority.

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 supports vibrant and viable town and local centres, and restricts development away from centres of the retail hierarchy. This approach ensures that facilities remain in locations accessible to all elements of the community and will help to retain a balanced population.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Town and local centres have the potential to support well-being by reducing social isolation and providing recreation and sports opportunities and health care as part of the range of acceptable use classes. The scale of the proposal will however be a consideration but the policy is considered to be compatible with the objective.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Such uses are acceptable within town and local centres provided they are of a scale compatible with the centre. This policy is considered to be compatible with the objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	There is no direct relationship between this policy and the objective, however Policy GN 1 is referenced within the justification and proposals will only be acceptable if they are assessable by sustainable means of travel.	✓	✓
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	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy seeks to restrict the development of proposals which do not comply with objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship between the policy and this objective.	✓	✓

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Out of centre developments are not generally well related to transport hubs, although there may be public transport options, these may be infrequent. This policy, in combination with GN 1 will consider accessibility and is therefore compatible with the objective.	0	✓
9. Support a sustainable & diverse local economy	Retail and commercial uses are an element of the local economy and provide a range of employment opportunities at sustainable locations and is considered to be compatible with this objective.	0	✓
10. Prepare for & reduce the impact of Pembroke's contribution to climate change.	Retail development which requires the use of private transport is restricted by this policy along with GN 1. This approach is considered to be neutral in relation to this objective.	0	0
11. Maintain & improve air quality.	Retail development which requires the use of private transport is restricted by this policy along with GN 1. This approach is considered to be neutral in relation to this objective.	0	0
12. Minimise the generation of waste & pollution.	Suitable facilities in sustainable locations will help minimise any expected negative impacts.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship between this policy and objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between this policy and objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship between this policy and objective, although development decision-making will ensure that these issues are taken into account.	0	✓
16. Use land efficiently & minimise contamination.	The consideration of economic and environmental aspects, along with other policies of the plan will help contribute to the efficient use of land. Justification requirements for this policy will help to minimise the use of green	0	✓

	field land and is considered compatible with this policy.		
17. Safeguard soil quality & quantity.	This policy will help minimise the uptake of agricultural land and this policy is considered to be compatible with this objective.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The enhancement of biodiversity as part of any development scheme will ensure that this policy is compatible with this objective.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy supports this objective since it will ensure that only justified development takes place at out of centre locations.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective. Out of centre retail development is not however generally complementary to the built heritage.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship, although this policy is considered to be compatible with this objective in relation to a justification required for developments.	0	✓
Summary Restriction of out of centre development which is not justified is compatible with sustainability objectives.			

General Policy GN 27 – Farm Diversification

Diversifying the range of economic activities on a working 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 whenever possible; 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.

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.	This policy complements the plan Strategy and allows appropriate diversification and development in countryside locations which helps develop and maintain a balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development in countryside locations can help promote access to recreation opportunities and also to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development in countryside locations can help improve education and understanding of the countryside and rural practices.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers.	✓	✓
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.	Appropriate development in countryside locations can help build safe, vibrant and cohesive rural communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development in countryside locations can help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development in countryside locations can help provide a range of quality employment opportunities.	✓	✓

9. Support a sustainable & diverse local economy	Appropriate development in countryside locations can help protect and enhance the local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Appropriate development and conservation within the countryside can help mitigate against Pembrokeshire's contribution to climate change.	✓	✓
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.	Appropriate development in countryside locations can help minimise waste and pollution.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development in countryside locations can help with the efficient use of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Appropriate development in countryside locations can help maintain and protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Appropriate development in countryside locations can help reduce the impact of flooding.	✓	✓
16. Use land efficiently & minimise contamination.	Appropriate development in countryside locations can help land use efficiency and minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	Appropriate development in countryside locations can help safeguard soil quality and quantity.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Appropriate development in countryside locations can help maintain and improve biodiversity and ecosystems.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Appropriate development in countryside locations can protect and enhance the landscape. Uncertain as to whether the policy is compatible with the protection and enhancement of geological heritage.	✓	✓
20. Encourage quality locally distinct design	Appropriate development in countryside locations complement this objective.	✓	✓

that complements the built heritage.			
21. Protect, enhance & value the built heritage & historic environment.	Appropriate development in countryside locations complement this objective.	✓	✓
Summary Support for the rural economy through farm diversification, and locating appropriate development in countryside locations, can complement the SA Objectives of the plan, supporting the sustainability of rural communities and natural environment when implemented alongside other plan policies.			

General Policy GN 28 – 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; and 3. Conversion proposals respect the landscape and local building styles and materials; 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 respect the surrounding landscape; 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.	This policy complements the plan Strategy and allows appropriate conversion and change of use of buildings in countryside locations which helps develop and maintain a balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development in countryside locations can help promote access to recreation opportunities and also to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development in countryside locations can help improve education and understanding of the countryside and rural practices.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development in countryside locations can help reduce the need to travel, in particular for rural workers.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	Appropriate development in countryside locations can help improve the range of housing available.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Appropriate development in countryside locations can help build safe, vibrant and cohesive rural communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development in countryside locations can help protect and enhance Welsh language, heritage and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development in countryside locations can help provide a range of quality employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	Appropriate development in countryside locations can help protect and enhance the local economy.	✓	✓

10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Appropriate development and conservation within the countryside can help mitigate against Pembrokeshire's contribution to climate change.	✓	✓
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.	Appropriate development in countryside locations can help minimise waste and pollution.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development in countryside locations can help with the efficient use of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Appropriate development in countryside locations can help maintain and protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Appropriate development in countryside locations can help reduce the impact of flooding.	✓	✓
16. Use land efficiently & minimise contamination.	Appropriate development in countryside locations can help land use efficiency and minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	Appropriate development in countryside locations can help safeguard soil quality and quantity.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Appropriate development in countryside locations can help maintain and improve biodiversity and ecosystems.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Appropriate development in countryside locations can protect and enhance the landscape.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Appropriate development in countryside locations complement this objective, protecting and reusing the traditional built environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	Appropriate conversion in countryside locations can allow the protection and enhancement of the built heritage and historic environment.	✓	✓

Summary

Support for the rural economy through the renovation, conversion or change of use of agricultural buildings, and allowing appropriate development in countryside locations, can complement the SA Objectives of the plan, supporting the sustainability of rural communities and natural environment, and protection and enhancement of the historic environment when implemented alongside other plan policies.

General Policy GN 29 – Marinas

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

- 1 The proposals are located within or adjoining an existing settlement;
- 2 The proposals would not have a significant detrimental impact on the landscape character, the coast or on important townscapes;
- 3 Ancillary proposals will not undermine the vitality or viability of facilities and services in existing settlements; and
- 4 The proposals 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.	This policy has no direct relationship to the 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 has the potential to provide access to new facilities that will promote a healthy lifestyle and to new recreational opportunities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	This policy has no direct relationship to the SA Objective. Sailing is a sustainable mode of transport, but there is no guarantee that all vessels in a marina will be propelled in this way.	0	0

5. Provide a range of high quality housing including affordable housing to meet local needs.	Modern marinas usually take the form of multi-use developments with an element of new housing included. They can therefore contribute towards provision of high quality housing, an element of which will be expected to be affordable.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Marinas can contribute to this SA Objective if developed in a manner that supports existing communities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Modern marinas usually take the form of multi-use developments with an element of new employment provision included. The employment activities are usually related to marine activities.	✓	✓
9. Support a sustainable & diverse local economy	Modern marinas usually take the form of multi-use developments with an element of new employment provision included. The employment activities are usually related to marine activities.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	This policy has no direct relationship to the SA Objective. Sailing is a sustainable mode of transport, which is not reliant on burning fossil fuels, but there is no guarantee that all vessels in a marina will be propelled in this way.	0	0
11. Maintain & improve air quality.	This policy has no direct relationship to the SA Objective. Sailing is a sustainable mode of transport, which is not reliant on burning fossil fuels, but there is no guarantee that all vessels in a marina will be propelled in this way.	0	0
12. Minimise the generation of waste & pollution.	This policy has no direct relationship to the SA Objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective.	0	0

14. Maintain & protect the quality of inland & coastal water.	The impact of this policy on the quality of inland and coastal water is uncertain. Both positive and negative impacts might be generated by marinas.	?	?
15. Reduce the impact of flooding & sea level rise.	The impact of this policy on flooding and sea level rise is uncertain. Development of marinas provides an opportunity for intervention in terms of provision of flood defences, but if there are linked housing developments, they would be likely to introduce vulnerable uses to flood zone locations.	?	?
16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective.	0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The impact of this policy on biodiversity and promotion of ecosystem resilience is uncertain. There is potential to build marinas in a manner that will maintain and enhance biodiversity, but there is clearly potential for losses during the construction phase.	?	?
19. Protect & enhance the landscape & geological heritage.	Marinas will have a visual impact on coastal landscapes and seascapes and may affect geological heritage. The extent of that impact and whether it is positive or negative will vary from scheme to scheme, so there is much uncertainty over the likely outcome of the policy.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	It is possible to develop high quality marinas that complement the built heritage (and marine traditions) of coastal communities. However, the impact of each marina will need to be judged on its merits and may vary. A potential risk is the loss of historic buildings and structures to accommodate the new, extended or re-designed facility.	?	?
21. Protect, enhance & value the built heritage & historic environment.	It is possible to develop high quality marinas that complement the built heritage (and marine traditions) of	?	?

	coastal communities. However, the impact of each marina will need to be judged on its merits and may vary. A potential risk is the loss of historic buildings and structures to accommodate the new, extended or re-designed facility.		
Summary Policy GN 29 has the potential to deliver positive outcomes on some of the SA Objectives, for instance by providing new recreational opportunities, quality housing, employment opportunities and community benefits. However, there is much uncertainty over impacts in relation to a number of the SA Objectives, while in other cases the policy does not directly relate to the SA Objective at all.			

General Policy GN 30 – Transport Routes and Improvements

- A. Improvements to the transport network (new or improved major and minor roads, rail network improvements, cycleways, multi-use / shared use paths, sites for park and ride schemes and roadside service areas) will be permitted where:
1. The choice of route and / or site minimises the impact on the built and natural environment, landscapes and property; and
 2. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
 3. In the case of roads, cycleways, multi-use / shared use paths and park and ride, the scheme will help to improve road safety; and
 4. 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
 5. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving motorists' and other travellers' needs, not impede the movement of strategic traffic and not undermine the retail provision in town centres, local centres or villages.
- B. The following transport routes and improvements will be safeguarded from development that would be likely to prejudice their implementation:

Seven schemes have been safeguarded and these are assessed separately in Appendix 6.

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 has no direct relationship to the SA Objective.	0	0

2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Some of the safeguarded transport schemes will promote sustainable travel and will fit in well with active travel aspirations. However, other schemes are primarily focused on network improvements and do not have that focus.	?	?
3. Improve education opportunities to enhance the skills & knowledge base.	This policy has no direct relationship to the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Some of the safeguarded transport schemes will promote sustainable travel and will fit in well with active travel aspirations. That has the potential to reduce need to travel. However, not all the safeguarded transport schemes will reduce the need to travel or encourage sustainable travel and hence the outcome of the policy is likely to vary from scheme to scheme.	?	?
5. Provide a range of high quality housing including affordable housing to meet local needs.	This policy has no direct relationship to the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improvements to the transport network could contribute positively to this SA Objective by improving access to key services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy has no direct relationship to the SA Objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	This policy has no direct relationship to the SA Objective.	0	0
9. Support a sustainable & diverse local economy	This policy could contribute indirectly to the delivery of this SA Objective.	?	?
10. Prepare for & reduce the impact of Pembrokeshire's	Some of the schemes identified for safeguarding will help facilitate sustainable travel and active travel	?	?

contribution to climate change.	objectives and hence contribute to delivery of this SA Objective. However, not all safeguarded schemes will fall into this category, so the outcome is uncertain.		
11. Maintain & improve air quality.	Some of the schemes identified for safeguarding will help facilitate sustainable travel and active travel objectives, including journeys on foot and cycle. These will contribute to delivery of this SA Objective. However, not all safeguarded schemes will fall into this category, so the outcome is uncertain.	?	?
12. Minimise the generation of waste & pollution.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
14. Maintain & protect the quality of inland & coastal water.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
15. Reduce the impact of flooding & sea level rise.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
16. Use land efficiently & minimise contamination.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
17. Safeguard soil quality & quantity.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0

19. Protect & enhance the landscape & geological heritage.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0
21. Protect, enhance & value the built heritage & historic environment.	This policy has no direct relationship to the SA Objective. However, other Policies in the Plan support this topic area.	0	0

Summary

Policy GN 30 has the potential to deliver positive outcomes in relation to improved access to key services and facilities. However, the impact of this policy is uncertain for many more SA Objectives. This is mainly because the nature of the safeguarded transport schemes is highly varied, with some having potential to deliver benefits under multiple SA Objectives and others less likely to do so. The same is likely to apply to schemes that might be consented in the future under the criteria-based element of the policy. In several cases, the policy does not directly relate to the SA Objective.

General Policy GN 31 – Working of Minerals

Proposals for the working of non-energy minerals, for the extension of existing mineral working sites, and for temporary borrow pits, will be permitted where:

1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or from 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 mineral working sites, there is no adverse impact 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 made for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate.

Proposals for working of energy minerals will be determined in accordance with Welsh planning policy and guidance.

Two sites are allocated for future extraction of non-energy minerals – these are assessed in Appendix 6.

For sand and gravel, if the allocated sites are unable to provide for future needs, the economic sand and gravel resource defined on the Proposals Map will form an Area of Search for future production sites.

General Policy GN 32 – Safeguarding and Prior Extraction of the Mineral Resource

Known mineral resources of hard rock (including sandstone, limestone, shale and various igneous rocks) and sand and gravel are safeguarded as shown on the proposals map.

New development will only be permitted in an area of known mineral resource where it has first been demonstrated that:

1. Any reserves of minerals can be economically extracted prior to the commencement of the development;
2. Or extraction would have an unacceptable impact on environmental or amenity considerations; or
3. The development would have no significant impact on the possible working of the resource by reason of its nature or size; or
4. The resource in question is of poor quality / quantity.

General Policy GN 33 – Secondary Aggregates and Recycled Waste Minerals



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



- 1 The scale of the operation is appropriate to the area in which the source material is found;
- 2 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 source materials;
- 3 The waste and secondary aggregates products will be transported by rail or water, wherever this is feasible; and
- 4 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 site.

General Policy GN 34 – Buffer Zones around Mineral 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 direct relationship between these policies and the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	There is no direct relationship between these policies and the SA Objective. Mineral workings have the potential to impact on human health and amenity. Policies are in place to ensure no adverse impacts on health and the	0	0

opportunities & a clean & healthy environment.	environment and buffer zones will help to prevent inappropriate locations.		
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between these policies and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	There is no direct relationship between these policies and the SA Objective. However, 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, including that waste and secondary aggregates will when possible be transported by rail or water.		0
5. Provide a range of high quality housing including affordable housing to meet local needs.	Provision of new housing, including new affordable housing, is dependent on the provision of minerals. Hence, this suite of policies will help to deliver the SA Objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	There is no direct relationship between these policies and the SA Objective.		0
7. Protect & enhance the role of the Welsh Language & culture.	The sand and gravel quarry allocations are in a part of Pembrokeshire with high levels of Welsh language usage – and will potentially support local businesses and communities, including provision of new jobs, in this area.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	The sand and gravel quarry allocations have potential to provide new employment opportunities as do other elements in these policies.	✓	✓
9. Support a sustainable & diverse local economy	This suite of policies will help to support the minerals sector of the Pembrokeshire economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's	There is no direct relationship between these policies and the SA Objective.	✓	✓

contribution to climate change.	<p>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.</p> <p>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.</p>		
11. Maintain & improve air quality.	There is an indirect relationship between these policies and the SA Objective. Other Policies in the Plan support this topic area. There are policies in the Plan which will ensure no adverse impacts on air quality (GN 1).		0
12. Minimise the generation of waste & pollution.	There is no direct relationship between these policies and the SA Objective. However, other Policies in the Plan support this topic area.		0
13. Encourage the efficient production, use, reuse & recycling of resources.	This suite of policies sets out a basis for provision of mineral products and sustainable management of mineral resources in the Plan area. Policy GN 33 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.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this suite of policies and the SA Objective, however they are compatible. However, other Policies in the Plan support this topic area.	0	0
16. Use land efficiently & minimise contamination.	This suite of policies sets out a basis for provision of mineral products and sustainable management of mineral resources in the Plan area, including	✓	✓

	restoration and post-closure management. However, other Policies in the Plan support this topic area.		
17. Safeguard soil quality & quantity.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area (including GN 1, criterion 4).	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. Quarrying operations may produce negative impacts, but after-use and restoration can confer positive ecological benefits on the affected areas. Other Policies in the Plan support this topic area.	?	?
19. Protect & enhance the landscape & geological heritage.	There is uncertainty over whether this suite of policies will provide positive or negative outcomes in the context of this SA Objective. Quarrying operations can have a significant impact on both landscape and geological heritage. However, long-term impacts will often be dependent on the quality of after-use and restoration activities. In some cases, historic quarries have provided landscape interest and access to geological heritage that would not otherwise have been available. However, other Policies in the Plan support this topic area.	?	?
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area. Minerals extracted could be needed to use as building material for development which requires local building material.	0	0
21. Protect, enhance & value the built heritage & historic environment.	New mineral working activities will be expected to take into consideration the built heritage and historic environment of the County. There is potential for these matters to be compromised, so the outcome of this suite of policies on	?	?

	the SA Objective is recorded as uncertain. However, other Policies in the Plan support this topic area.		
--	---	--	--

Summary

This suite of policies will permit working of non-energy minerals at appropriate locations and allocates two sites for future sand and gravel quarrying. Other policies safeguard the economic hard rock and sand and gravel resource, make provision for appropriate use of secondary aggregates and recycled waste minerals and put in place buffer zones around quarry sites to ensure sensitive land uses (e.g. housing, hospitals and schools). In the context of the SA Objectives, these policies will facilitate delivery of new housing, may provide new jobs in areas with high usage of the Welsh language and will support the economy in rural areas, all of which will confer positive benefits under various SA Objectives, including for resource use. There is uncertainty over the impact of these policies in many areas covered by other SA Objectives, as explained in the text above. There are also several instances where there is no direct relationship between this suite of policies and SA Objectives.

General Policy GN 35 – Green Infrastructure

Development will be required to demonstrate a positive impact on the county's Green Infrastructure network through protection, enhancement and management, or the provision of new Green Infrastructure which strengthens the GI network and connectivity through:

- i) integration of green infrastructure into development proposals;
- ii) maximising the interconnectivity of green infrastructure within and around the site and connections to the wider network; and
- iii) maximising the multi-functionality of green infrastructure

Any loss of green infrastructure will require mitigation and contributions may be sought (see policy GN 3).

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.	Opportunities to enjoy GI will increase the attractiveness of Pembrokeshire and help to maintain balanced population structure.	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	This policy specifically supports protection and provision of GI and the recreational and healthy opportunities it provides.	✓	✓

opportunities & a clean & healthy environment.			
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective, although GI can be used as an educational resource in some circumstances.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Increased opportunities for access to GI in local areas will improve the potential for communities to access without the need to travel.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Improved and increased GI can provide a local facility and will contribute to this objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	GI will help alleviate contribution to climate change impacts and can act as green breathing spaces.	0	0
11. Maintain & improve air quality.	The provision of GI will be of direct benefit to this objective.	✓	✓
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	✓	✓
13. Encourage the efficient production, use,	No direct relationship with this objective.		

reuse & recycling of resources.		0	0
14. Maintain & protect the quality of inland & coastal water.	River corridors and the coastline are considered to be GI and this policy is considered to be compatible with this objective since it will maintain and enhance GI.	0	0
15. Reduce the impact of flooding & sea level rise.	Provision of GI has a direct relationship with mitigating the impact of climate change through SUDS, and green breathing spaces.	✓	✓
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	✓	✓
17. Safeguard soil quality & quantity.	This policy is compatible with this policy as much of GI to be beneficial to biodiversity requires good soil ecology.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased GI provision.	✓	✓
19. Protect & enhance the landscape & geological heritage.	GI assets include landscapes and can relate to geological features and there is a positive relationship with this policy.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	GI assets include sport and recreational features which can be planned to respect built heritage. Whilst there is no direct relationship, this policy is compatible with the objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective.	0	✓
Summary This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to enjoy nature, recreation and sport.			

General Policy GN 36 – Coastal Change

<p>Within coastal change management areas identified on the proposals map, development will only be permitted where:</p> <ol style="list-style-type: none"> 1. It is water compatible development, essential transport and utilities infrastructure, and justified less vulnerable development; 2. It would not create new, or change of use to residential development, including the conversion or extension of existing buildings; 3. It would not extend an existing residential property. 			
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 with this objective, although the policy aims to restrict new residential development in areas which are at risk of flood, and is compatible with the objective.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	The restriction on new residential development in areas of flood risk will assist in maintaining health and well-being and this policy is considered to be compatible with the objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship with this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	This policy will directly contribute towards building safe and vibrant communities by ensuring that residents are not placed at additional risk due to new homes in areas of flood risk.	✓	✓

7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembroke's contribution to climate change.	This approach will help prevent climate change impacts on individuals. It does not however, of itself, address climate change.	0	✓
11. Maintain & improve air quality.	No direct relationship with this objective.	0	0
12. Minimise the generation of waste & pollution.	The consequences of flood can be leaching of pollution and waste into flood waters. This policy will assist in achieving this objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	The consequences of flood can be leaching of pollution and waste into flood waters and subsequently into river corridors and the coastline. This policy will contribute to this objective.	✓	✓
15. Reduce the impact of flooding & sea level rise.	This policy will contribute to this objective through avoidance of increased impact, although it will not reduce impacts for existing residents in flood risk areas.	0	✓
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	This policy is compatible with this policy as it will not contribute to the displacement of flood waters onto agricultural land.	0	✓

18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship with this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	This policy is compatible with this objective, however there is no direct relationship.	0	✓
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective.	0	0
Summary This policy seeks to stop new residential development in areas at risk from flood and will make a significant contribution to not exacerbating the risk to land and people of the consequences of flood.			

General Policy GN 37 – Green Wedges In order to prevent the coalescence of settlements Green Wedges have been identified at the following locations: <ul style="list-style-type: none"> • Haverfordwest / Crundale • Haverfordwest / Merlins Bridge (east) • Haverfordwest / Merlins Bridge (west) • Haverfordwest / Portfield Gate • Neyland / Llanstadwell • Fishguard / Goodwick • Fishguard / Lower Town • Pembroke / Pembroke Dock • Tenby / Penally These areas have particular importance in maintaining the distinct identities of separate communities. Within the Green Wedges there will be a general presumption against inappropriate development.			
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.	Opportunities to enjoy green space will increase the attractiveness of Pembrokeshire and help to maintain balanced population structure.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection of green space surrounding urban areas and hence the recreational and healthy opportunities it provides.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective, although green wedges can be used as an educational resource in some circumstances.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Increased opportunities for access to green space in local areas will improve the potential for communities to access without the need to travel.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Access to green space surrounding urban areas can provide a local facility and can contribute to this objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's	Green Wedges will help alleviate contribution to climate change impacts and can act as green breathing spaces.	✓	✓

contribution to climate change.			
11. Maintain & improve air quality.	The provision of Green Wedges will be of direct benefit to this objective.	✓	✓
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	This policy is considered to be compatible with this objective.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Provision of green space through Green Wedges has a direct relationship with mitigating the impact of climate change through SUDS, water capture.	✓	✓
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	This policy is compatible with this policy as much of Green Wedges protect the land surrounding urban areas and can be beneficial to good soil ecology.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through increased green open land provision.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Green Wedges protect and enhance the landscapes and can relate to geological features and therefore can have a positive impact on this objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between green wedges and this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective, although the protection of green space can complement the	0	0

	protection and enhancement of built heritage and historic environment.		
Summary This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities to access green space outside of the urban areas and protects from the coalescence of settlements.			

General Policy GN 38 – Landscape Development which would have an unacceptably adverse effect on the landscape will not be permitted. All proposals will be required to <ul style="list-style-type: none"> i) Be well integrated into the landscape in terms of scale, siting and design and have an acceptable visual impact in relation to the characteristics and qualities of the landscape. ii) Acceptably mitigate any impact on protected landscapes, registered historic landscapes, or parks and gardens. Proposals which are likely to have a significant visual or landscape character impact will be required to demonstrate how the development can be acceptability mitigated.			
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 with this objective, although maintaining an attractive environment will assist in retaining a balanced population.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Landscapes can assist in maintaining health and well-being and this policy is considered to be compatible with the objective.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0

4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship with this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship with this objective.	0	0
7. Protect & enhance the role of the Welsh Language & culture.	Landscape can be culturally important and can help to maintain attachment to sense of place and is considered to be compatible with this objective.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship with this objective.	0	0
11. Maintain & improve air quality.	No direct relationship with this objective.	0	0
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0

15. Reduce the impact of flooding & sea level rise.	No direct relationship with this objective.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship with this objective, although consideration of landscape impacts can help to maintain the efficient use of land.	0	✓
17. Safeguard soil quality & quantity.	This approach is compatible with the objective, although it is difficult to quantify the extent of soil protection.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This approach is compatible with the objective. It relates to protected and historic landscapes and therefore can make a contribution to retaining ecosystems.	0	✓
19. Protect & enhance the landscape & geological heritage.	This policy will directly implement this objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	This policy will directly implement this objective as it seeks to ensure that landscape impact is acceptable.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	This policy will directly implement this objective as it seeks to ensure that landscape impact is acceptable.	✓	✓

Summary

This policy will ensure that unacceptably adverse impact on landscape through development does not take place. There is however likely to be an impact on landscape from development, and judgements will be required to ensure that they are acceptable. It aligns closely with objectives relating to landscape and its protection. Whilst this will be largely visual impact, this can have consequential benefits for biodiversity and health and well-being of enjoyment of the landscape.

General Policy GN 39 – Maintenance and Enhancement of Biodiversity

All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity and should promote the resilience of ecosystems. Development should not cause any significant loss of habitats or populations of species, locally or nationally, and any 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 with this objective.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	This policy specifically supports protection and enhancement of biodiversity, habitats and species, and hence supports a clean and healthy environment, which in turn has significant health benefits.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective, although biodiversity and the natural environment can be used as an educational resource.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	No direct relationship with this objective although protection and enhancement of the natural environment may encourage less travel by it becoming more readily accessible everywhere.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	No direct relationship with this objective although general protection and enhancement of the natural environment will improve access to it.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	No direct relationship with this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0

9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Protection and enhancement of biodiversity, habitats and species can complement our ability to reduce the impact of climate change on them.	✓	✓
11. Maintain & improve air quality.	The protection and enhancement of biodiversity can have a positive impact on this objective.	✓	✓
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	This policy is considered to be compatible with this objective.	✓	✓
15. Reduce the impact of flooding & sea level rise.	Protection of habitats and species can help mitigate the impact of climate change.	✓	✓
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	This policy is compatible with this objective as the protection of land and habitats can be beneficial to good soil ecology.	✓	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	This policy will directly implement this objective through the protection and enhancement of biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Biodiversity protection and enhancement can relate to the protection of geological features and therefore can have a positive impact on this objective.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between green wedges and this objective.	0	✓

21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective, although the protection of the natural environment can complement the protection and enhancement of built heritage and historic environment.	0	0
Summary This policy will directly implement objectives of the Plan and is beneficial in relation to biodiversity, sustainability, ecosystems, health and well-being as it provides a range of opportunities. It protects against the loss of habitats or populations of species and provides protection to sites or features of importance to wildlife and individual species.			

General Policy GN 40 – Protection and Creation of Outdoor Recreation Areas A - Outdoor recreation areas which include public open spaces, leisure routes and recreational facilities, are protected. Development will only be permitted on outdoor recreation areas where: <ol style="list-style-type: none"> 1. 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: <ol style="list-style-type: none"> 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 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 structure.	The provision and retention of open space provides opportunities for all sections of the population, and is considered to help contribute to this objective.	✓	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	This approach will make a direct contribution to this objective through protecting and improving opportunities for recreation.	✓	✓

opportunities & a clean & healthy environment.			
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Retaining recreational opportunities which are well related to existing populations will help to reduce the need to travel to alternative provision.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Well planned and located recreational facilities can help to build safe and cohesive communities with access to local facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy is compatible as it may encourage social interaction and provide opportunities to communicate in Welsh within Welsh language communities.	0	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship with this objective.	0	0
11. Maintain & improve air quality.	No direct relationship with this objective.	0	0
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0

13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship with this objective.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship with this objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	No direct relationship with this objective.	0	0
19. Protect & enhance the landscape & geological heritage.	No direct relationship with this objective.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective.	0	0
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective.	0	0
Summary This policy ensures the protection and development of open space will take place as appropriate. It supports very specific objectives around health and well-being and safe, cohesive and vibrant communities.			

General Policy GN 41 – 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 where it can be demonstrated that no suitable alternative site is available.

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.	Open space can increase the attractiveness of an area and help to retain a balanced population, and this policy is considered compatible this objective.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Open space can directly benefit informal recreation and contributes to health and well-being.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	No direct relationship with this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	Opportunities to enjoy the amenity value of open space in local areas will help support this objective as people will not be compelled to travel.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs.	No direct relationship with this objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Well planned and located amenity open space can help to build safe and cohesive communities with access to local facilities.	0	✓
7. Protect & enhance the role of the Welsh Language & culture.	This policy is compatible as it may encourage social interaction and provide opportunities to communicate in Welsh within Welsh language communities.	0	✓

8. Provide a range of good quality employment opportunities accessible to all sections of the population.	No direct relationship with this objective.	0	0
9. Support a sustainable & diverse local economy	No direct relationship with this objective.	0	0
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	No direct relationship with this objective.	0	0
11. Maintain & improve air quality.	Retention of amenity open space is compatible with this objective as it has the potential to disperse pollution.	0	✓
12. Minimise the generation of waste & pollution.	No direct relationship with this objective.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources.	No direct relationship with this objective.	0	0
14. Maintain & protect the quality of inland & coastal water.	No direct relationship with this objective.	0	0
15. Reduce the impact of flooding & sea level rise.	No direct relationship with this objective.	0	0
16. Use land efficiently & minimise contamination.	No direct relationship with this objective.	0	0
17. Safeguard soil quality & quantity.	No direct relationship with this objective.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Amenity open space has the potential to implement this objective as such areas are likely to have some biodiversity value which will be maintained.	✓	✓
19. Protect & enhance the landscape & geological heritage.	No direct relationship with this objective.	0	0

20. Encourage quality locally distinct design that complements the built heritage.	No direct relationship with this objective however this policy seeks to ensure that any development makes a positive contribution to the built environment and is considered compatible with this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment.	No direct relationship with this objective.	0	0
Summary This policy ensures that amenity open space is recognised and valued and has direct benefits to health and well-being, and potential to benefit biodiversity and reduce the impact of pollution.			

General Policy GN 42 – Visitor Attractions and Leisure Facilities A. 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 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. B. Extensions to the area, or an intensification of the visitor, commercial recreation or leisure facility, will be permitted where the scale and nature of extension would be 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.	No direct relationship between the policy and this objective but it could be compatible as a successful visitor economy can help maintain a balanced population structure.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation	Appropriate development can help promote access to recreation opportunities and also to a clean and healthy environment.	✓	✓

opportunities & a clean & healthy environment.			
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development can help improve education and understanding of the local environment.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development can help reduce the need to travel and/or encourage sustainable alternatives to travelling by car.	✓	✓
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.	No direct relationship between the policy and this objective but it could be compatible as a successful visitor economy can help support and maintain a safe and vibrant community.	0	✓
7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development can help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development can help provide a range of quality employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	Appropriate development can help protect and enhance the 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.	0	✓
11. Maintain & improve air quality.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
12. Minimise the generation of waste & pollution.	Appropriate development can help with this objective.	✓	✓

13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development can help with the efficient production, use and reuse of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	Appropriate development help maintain and protect water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
16. Use land efficiently & minimise contamination.	Appropriate development can help land use efficiency and minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Appropriate development can help maintain and improve biodiversity and ecosystems.	✓	✓
19. Protect & enhance the landscape & geological heritage.	Appropriate development can protect and enhance the landscape. Uncertain as to whether the policy is compatible with the protection and enhancement of geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Appropriate development can complement this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	Appropriate development can complement this objective.	✓	✓

Summary

Support for the visitor economy, new attractions and extension to existing facilities at appropriate locations can complement the SA Objectives of the plan, when implemented alongside other plan policies.

General Policy GN 43 – Serviced and Hotel Accommodation

Proposals for serviced or hotel accommodation (excluding caravan or chalet accommodation) will be permitted where:

<p>A. For new developments either:</p> <p>1) It is within or is adjacent to a Town, Service Centre or Service Village; or</p> <p>2) The proposal is for the conversion of an existing dwelling, a historic building or a traditional agricultural building.</p> <p>B. For extensions to existing units of accommodation:</p> <p>The scale and nature of the accommodation, including the extension, would be compatible with its location and acceptable in terms of landscape capacity.</p>			
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 but it could be compatible as a successful visitor economy can help maintain a balanced population structure.	0	✓
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Appropriate development can help promote access to a clean and healthy environment and recreational breaks can help with well-being and general health.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	Appropriate development can help improve education opportunities through apprenticeships.	✓	✓
4. Minimise the need to travel and encourage sustainable modes of transport.	Appropriate development can help reduce the need to travel and/or encourage sustainable alternatives to travelling by car.	✓	✓
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 some serviced accommodation does provide onsite living opportunities.	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 but it could be compatible as a successful visitor economy can help support and maintain a safe and vibrant community.	0	✓

7. Protect & enhance the role of the Welsh Language & culture.	Appropriate development can help protect and enhance Welsh language and culture.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	Appropriate development can help provide a range of quality employment opportunities.	✓	✓
9. Support a sustainable & diverse local economy	Appropriate development can help protect and enhance the 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.	0	✓
11. Maintain & improve air quality.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
12. Minimise the generation of waste & pollution.	Appropriate development can help with this objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	Appropriate development can help with the efficient production, use and reuse of resources.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
15. Reduce the impact of flooding & sea level rise.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
16. Use land efficiently & minimise contamination.	Appropriate development can help land use efficiency and minimise contamination.	✓	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective but it could be compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	Appropriate development can help maintain and improve biodiversity and ecosystems.	✓	✓

19. Protect & enhance the landscape & geological heritage.	Appropriate development can protect and enhance the landscape. Uncertain as to whether the policy is compatible with the protection and enhancement of geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage.	Appropriate development can complement this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment.	Appropriate development can complement this objective.	✓	✓
Summary Support for the visitor economy through extending existing businesses or through new serviced accommodation in appropriate locations can complement the SA Objectives of the plan, when implemented alongside other plan policies.			

General Policy GN 44 – Caravan, Camping and Chalet Development

- A. New medium or large-scale self-catering proposals including caravans and chalets will be permitted where:
1. They are immediately adjacent to service villages, service centres or Towns; and
 2. Where they are in locations deemed acceptable in landscape capacity terms.
- B. New small scale self-catering proposals including caravans and chalets will be permitted where they are in locations deemed acceptable in landscape capacity terms.
- C. Extensions to existing sites will be permitted where their scale is acceptable in landscape capacity terms and where the scheme delivers environmental enhancements.

In all cases appropriate landscape mitigation measures in accordance with guidance must be provided.

General Policy GN 45 – Site Facilities on Existing Caravan and Camping Sites

Proposals to upgrade and improve facilities on self-catering sites (including static caravans, touring caravan and tent sites) will 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.	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 relationship between the policy and this objective. If development or extensions are permitted the policy states that certain provisions must be met.	✓	✓
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.	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.	No direct 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 environmental enhancements.	✓	✓
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 positive relationship between the policy and this objective.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	<p>There is a relationship between the policy and this objective.</p> <p>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.</p>	✓	✓
11. Maintain & improve air quality.	<p>There is a positive long term relationship between the policy and this objective.</p> <p>The proximity of new developments to settlements and the potential reduced need to travel may help improve air quality.</p>	✓	✓
12. Minimise the generation of waste & pollution.	<p>The policy and objective are directly related.</p> <p>All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated.</p>	✓	✓
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, and SP 19).	✓	✓
14. Maintain & protect the quality of inland & coastal water.	The policy and objective are directly related. 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 immediately adjacent to settlements or where the extension of on existing site would achieve an environmental enhancement 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.	0	✓
17. Safeguard soil quality & quantity.	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	There is a relationship between the policy and this objective. Environmental enhancements which may be incorporated to new/existing sites or extensions should directly help maintain 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.	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. Caravans can be intrusive on the landscape and have a negative visual impact. The policy allows for environmental improvements to be built into the proposal which would require sites to have appropriate landscape mitigation measures.	✓	✓
20. Encourage quality locally distinct design	The delivery of sustainable development includes social and		

that complements the built heritage.	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.	<p>The policy and objective are directly related.</p> <p>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.</p>	✓	✓

Summary

All SA Objectives support development proposals to be sustainable. 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. The sites also support the visitor economy and provide jobs. 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.

General Policy GN 46 – Waste Management Facilities

Proposals for the development of new waste management facilities (those relating to minimisation, re-use, recovery, recycling and treatment of waste and including waste transfer stations, waste and recycling centres, energy from waste facilities and temporary urban quarries) will be permitted where:

- 1 The site proposed is:
 - a) An existing waste management site; or
 - b) Within a building already in use for waste management; or
 - c) Allocated for B2 industrial uses, subject to their being no major adverse impacts in relation to the amenity of adjacent users or flooding; or
 - d) The type of site otherwise indicated by Welsh Government's Technical Advice Note 21 (paragraph 3.27) as being appropriate for this type of use.
- 2 The site can be readily accessed from A or B class roads, where transport by road is the only available option.
- 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;
- 5 The co-location of the new facilities with potential energy users has been considered and incorporated into the proposal, wherever possible; and
- 6 Where the proposal is for the development of specialist facilities to process or dispose of hazardous waste, it must also be demonstrated that no significant

adverse impacts will be caused to the health and safety of the public, to the economy and to the environment.

Existing and proposed employment sites are provided which are potentially suitable for the provision of new in-building facilities for the handling and treatment of waste. These are assessed separately in Appendix 6.

General Policy GN 47 – Disposal of Waste on Land

Proposals for the deposit of waste on land will be permitted where:

- 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 An achievable post-operational landform compatible with the adjoining topography is proposed; 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 these policies and the SA Objective.	0	0
2. Promote & improve human health & well-being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment.	Sustainable management of waste is integral to the promotion and improvement of human health and well-being and the maintenance of a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base.	There is no direct relationship between these policies and the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport.	There is no direct relationship between these policies and the SA Objective.	<input type="checkbox"/>	0
5. Provide a range of high quality housing including affordable housing to meet local needs.	There is no direct relationship between these policies and the SA Objective.	<input type="checkbox"/>	0

6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities.	Sustainable management of waste is a component of safe, vibrant and cohesive communities and provision of appropriate services and facilities.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture.	There is no direct relationship between these policies and the SA Objective.	☐	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population.	There is no direct relationship between these policies and the SA Objective.	☐	0
9. Support a sustainable & diverse local economy	Sustainable management of waste is an element of supporting a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change.	Sustainable management of waste is an element of reducing Pembrokeshire's contribution to climate change.	✓	✓
11. Maintain & improve air quality.	Sustainable management of waste could have a positive impact on maintenance and improvement of air quality by ensuring that landfill is only used when there is no other alternative disposal option and therefore landfill gas emissions are kept as low as possible. However, there are some concerns about air quality implications of some waste management operations, so overall the impact of the policies on this SA Objective is uncertain.	?	?
12. Minimise the generation of waste & pollution.	These policies will help to deliver the sustainable management of waste and hence also this SA Objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources.	These policies will help to deliver the sustainable management of waste and hence also this SA Objective.	✓	✓
14. Maintain & protect the quality of inland & coastal water.	There is no direct relationship between this suite of policies and the SA	0	0

	Objective. However, other Policies in the Plan support this topic area.		
15. Reduce the impact of flooding & sea level rise.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
16. Use land efficiently & minimise contamination.	These policies may contribute towards the minimisation of contamination element of this SA Objective. However, other Policies in the Plan support this topic area.	✓	✓
17. Safeguard soil quality & quantity.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
18. Maintain, enhance & value biodiversity & promote the resilience of ecosystems.	The sustainable management of waste may make a positive contribution towards meeting this SA Objective, but it is difficult to be certain about the outcome. However, other Policies in the Plan support this topic area.	?	?
19. Protect & enhance the landscape & geological heritage.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
20. Encourage quality locally distinct design that complements the built heritage.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0
21. Protect, enhance & value the built heritage & historic environment.	There is no direct relationship between this suite of policies and the SA Objective. However, other Policies in the Plan support this topic area.	0	0

Summary

This suite of policies will allow the development of appropriate waste management facilities and will help to deliver the sustainable management of waste in the County. They will also ensure that landfill void space is available to take the part of the waste stream where there is no feasible re-use, recovery, recycling or treatment option.

Sustainable management of waste is integral to the provision of a healthy environment and to human health and in that respect these policies will help to deliver several of the SA Objectives. They will also support the local economy and may make positive impacts in relation to a climate change response, help to reduce pollution and contamination. There is uncertainty around the impact of these policies on several other SA Objectives, while in other cases there is no direct relationship between these policies and the SA Objectives.

Allocations are assessed separately.

APPENDIX 6: Assessment of Allocations

Contents:

Strategic Employment Provision SP 13
Renewable Energy – target and allocations GN 5
Employment Allocations GN 7
Mixed-use Housing and Employment Proposals GN 8
Residential Allocations GN 14
Specialist and Supported Accommodation Allocations GN19
Community Facility Allocations GN 24
Transport Routes and Improvements GN 30
Working of Minerals GN 31
Waste Management Facilities GN 46

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

Integral to the appraisal of the Spatial Options, Strategic Policies and General Policies and sites includes assessment 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

Strategic Employment Provision - Allocations – SP 13 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
S/EMP/000/00002 Pembroke Oil Refinery (Valero)	?	?	+	?	0	0	0	++	++	-	-	-	+	+	?	+	-	-	?	-	-
S/EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy)	?	?	+	?	0	0	0	++	++	-	-	-	+	+	?	+	-	-	?	-	-
S/EMP/000/00004 Waterston Tank Farm and LNG, Milford Haven	?	?	+	?	0	0	0	++	++	-	-	-	+	+	?	+	-	-	?	-	-
S/EMP/000/00007 South Hook LNG (part)	?	?	+	?	0	0	0	++	++	-	-	-	+	+	?	+	-	-	?	-	-
S/EMP/086/LDP/01 Blackbridge	?	?	+	?	0	0	0	++	++	?	?	?	+	+	?	+	-	-	?	-	-
S/EMP/095/00001 Pembroke Power Station	?	?	+	?	0	0	0	++	++	-	-	-	+	+	?	+	-	-	?	-	-
S/EMP/136/00001	?	?	+	?	0	0	0	++	++	?	?	?	+	+	?	+	-	-	?	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Former RNAD Site, Trecwn																					
S/EMP/034/00003 Goodwick Industrial Estate	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00011 Withybush Cluster (East Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00012 Withybush Cluster (North Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00004 Withybush Cluster (Trading Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00005 Withybush Cluster (North of East Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00001 Withybush Cluster (West Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/040/00015 Withybush Cluster (Lodge Estate)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
S/EMP/086/00003 Thornton Industrial Estate Cluster	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/086/LDP/02 Thornton Industrial Estate Cluster (Marble Hall)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/096/00003 Pembroke Dock Cluster (West Llanion)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/096/00002 Pembroke Dock Cluster (Royal Dockyard)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/096/00004 Waterloo and London Road Industrial Estate Cluster (Ferry Lane)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
S/EMP/096/00005 Waterloo and London Road Industrial Estate Cluster (Kingswood)	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
S/EMP/096/00006 Waterloo and London Road Industrial Estate	?	?	+	0	0	0	0	++	++	?	-	?	-	?	?	?	-	-	-	-	-
S/EMP/096/00007 Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge)	?	?	+	0	0	0	0	++	++	?	-	?	-	?	?	?	-	-	+	+	+
S/EMP/096/00001 Pembrokeshire Science and Technology Park Cluster	?	?	+	0	0	0	0	++	++	?	-	?	-	?	?	?	-	-	+	+	+

Strategic Employment Provision - Allocations – SP 13 – Full Assessments

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
Pembroke Oil Refinery (Valero) S/EMP/000/00002 (222.6 ha)	<p>SA1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p>

	<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Although the activities at this site are based on carbon technologies, they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p>
--	---

	<p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Milford Haven petro-chemical storage facility (Puma Energy) S/EMP/000/00003 (159.14 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along (and in this case close to and linked to) the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Although the activities at this site are based on carbon technologies, they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p>

	<p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is close to and linked to the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on nearby land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	--

	Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.
Waterston Tank Farm and LNG, Milford Haven S/EMP/000/00004 (177.35 ha)	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Although the activities at this site are based on carbon technologies, they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p>

	<p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>South Hook LNG (part) S/EMP/000/00007 (59.75 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p>

	<p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Although the activities at this site are based on carbon technologies, they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven</p>
--	--

	<p>Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history. A part of this site is within the Pembrokeshire Coast National Park.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Blackbridge S/EMP/086/LDP/01 (32.93 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major industrial site, parts of which are brownfield land, having previously been used for industrial / military purposes. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes. One of these proposes a new site access road, which will be combined with a bypass for Waterston village.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Future activities at this site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change. However, the outcome in relation to this SA Objective is currently uncertain.</p>

	<p>SA 11 Future activities at this site may or may not contribute to improvements to air quality, although they will be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Future activities taking place at this site may or may not generate significant waste and pollution. However, future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Future activities at this site should take account of these aspirations.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The proposed activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The part of the site that was subject to previous operations has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of some areas of land within this site has been compromised by the previous activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	--

	Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.
Pembroke Power Station S/EMP/095/00001 (139.95 ha)	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, the presence of major industrial installations along the Haven Waterway is being supported by selective improvements to the local road network, supporting mainstream and sustainable travel modes.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Although the activities at this site are based on carbon technologies, they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality, although they are designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution but are designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities at this site take account of these aspirations and new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Haven Waterway and already has to meet environmental requirements relating to this water body. Future activities will also be required to do so.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 The current operation reflects these aspirations and future proposals on the site will be expected to do likewise. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p>

	<p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on adjacent land and in the Haven Waterway and Pembroke River and these should continue to be protected. These areas have SAC and SSSI designations. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 Milford Haven Waterway and the surrounding land areas are a Historic Landscape. The geology of the area is reflected in local landform and there are outcrops along the coastal fringe. The site and activities within it are set back from the Haven Waterway but nonetheless have a significant visual impact on the Historic Landscape. However, industrial activity forms a part of that history.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are carbon-based and are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Former RNAD Site, Trecwn S/EMP/136/00001 (21.22 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a major brownfield ex-military site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 The allocation is not directly related to the SA Objective. However, this site is not far from the A.40 trunk road and there is potential for a disused railway line linking the site to the national rail network to be re-commissioned.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Future activities at this site may help to deliver this SA Objective. Any future activities at this site will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The future activities at this site may or may not contribute to improvements to air quality. However, they will be required to be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Future activities taking place at this site may or may not generate waste and pollution. However, they will be required to be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 Future activities at this site will be required to maintain and protect the quality of inland water. There is no direct link from this site to the coast.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect this aspiration. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 Previous operations may have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the previous activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. There is land nearby with SSSI status.</p> <p>SA 19 Trecwn valley is of landscape importance, although it is well hidden from most public viewpoints. There are some geological outcrops adjoining Trecwn valley which contribute positively to its landscape value. It is uncertain whether future proposals will protect and enhance landscape and geology, but there is potential for them to do so.</p> <p>SA 20 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's previous use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	--

	<p>SA 21 This is a major industrial site and the buildings and infrastructure within it reflect the nature of the site's previous use. Future developments within the site are likely to be of a similar nature and will not reflect local vernacular designs or built heritage. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. There may be opportunities to bring forward positive contributions to environmental enhancement or responding to climate change in conjunction with site re-use, although the outcomes in this respect are uncertain at present.</p>
<p>Goodwick Industrial Estate S/EMP/034/00003 (4.08 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is close to the Fishguard Harbour area. Future activities will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, there are areas that are important for biodiversity on nearby land at Goodwick Moor and in the Fishguard Harbour area and these should continue to be protected. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (East Estate) S/EMP/040/00011 (9.64 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	--

	<p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (North Estate) S/EMP/040/00012 (5.19 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (Trading Estate) S/EMP/040/00004 (15.32 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is partly a brownfield industrial site and partly greenfield. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is partly an existing employment site on which a range of industrial and business activities takes place. There is also, however, a significant greenfield element. Future proposals for employment uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place on the part of the site already developed will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality, although the greenfield element of the site is not affected. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of some land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p>
--	--

	<p>SA 21 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (North of East Estate) S/EMP/040/00005 (5.37 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site, part of which is in use for industrial and business activities. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the activities taking place within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the activities taking place within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (West Estate) S/EMP/040/00001 (20.75 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is partly a brownfield industrial site and partly greenfield. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is partly an existing employment site on which a range of industrial and business activities takes place. There is also, however, a significant greenfield element. Future proposals for employment uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place on the part of the site already developed will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality, although the greenfield element of the site is not affected. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of some land within this site has been compromised by the current activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p>
--	---

	<p>SA 21 This is in part an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature, although will be expected to be developed to a higher design standard. Efforts will be made to minimise negative impacts wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Withybush Cluster (Lodge Estate)</p> <p>S/EMP/040/00015 (0.96 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not far distant from the Western Cleddau River. Future activities will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. However, the nearby Withybush Woods area has some importance for biodiversity and new proposals on this site should be designed in a way that ensures the continuing protection of that area. Hence, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Thornton Industrial Cluster S/EMP/086/00003 (20.51 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	--

	<p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Thornton Industrial Cluster (Marble Hall) S/EMP/086/LDP/02 (6.88 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield former industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a disused industrial site. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 Previous activities on this site have generated waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Future activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p>

	<p>SA 16 Previous industrial activities on this site have ceased but caused contamination. Future proposals on the site will be expected to reflect the requirements of this SA Objective. If any contamination remains on this site, opportunities must be taken to eliminate this when re-development is proposed.</p> <p>SA 17 Previous industrial activities at this site have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the previous activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This disused industrial site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is a previous industrial site and the buildings and infrastructure within it reflected the nature of the site's use, although some have now been removed. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a previous industrial site and the buildings and infrastructure within it reflected the nature of the site's use, although some have now been removed. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
<p>Pembroke Dock Cluster (West Llanion) S/EMP/096/00003 (6.91 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p>

	<p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins West Llanion Pill, which is part of the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins West Llanion Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	---

	<p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Pembroke Dock Cluster (Royal Dockyard) S/EMP/096/00002 (28.95 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. There are, however, a number of buildings within the site that reflect the Naval and Airforce heritage of the area and have Listed Building s</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. There are, however, a number of buildings within the site that reflect the Naval and Airforce heritage of the area and have Listed Building status. Efforts will be made to minimise impact of new development on these buildings.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change, excepting those relating to renewable energy projects.</p>
<p>Waterloo and London Road Industrial Estate Cluster (Ferry Lane) S/EMP/096/00004</p> <p>(3.61 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is not particularly close to either the coast or major inland waterways. Nonetheless, future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p>
--	---

	<p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Waterloo and London Road Industrial Estate (Kingswood) S/EMP/096/00005 (8.31 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is close to Cosheston Pill, which is part of the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p>

	<p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site is close to Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Waterloo and London Road Industrial Estate S/EMP/096/00006 (19.41 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p>

	<p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses currently on this site is a waste management and recycling centre and for that reason, this SA Objective is considered to have positive and negative impacts in this instance.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site adjoins Cosheston Pill, which is part of the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts. It is also relevant that part of this site is reclaimed land which is liable to flooding.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site adjoins Cosheston Pill, which is part of the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p>
--	---

	<p>SA 20 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is an existing industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change, excepting those relating to renewable energy projects.</p>
<p>Pembrokeshire Science and Technology Park Cluster (Cleddau Bridge) S/EMP/096/00007 (2.33 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a brownfield business park site. Activities on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which business activity already takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p>

	<p>SA 14 This site is on high land above the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site is on high land above the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site is of comparatively recent construction and includes some landscaping, helping to blend it into the surrounding landscape. It does not impact on geological heritage.</p> <p>SA 20 This is an existing business site of comparatively recent construction. While not vernacular architecture, it presents a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>SA 21 This is an existing business site of comparatively recent construction. While not vernacular architecture, it presents a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses present a modern, clean image but are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Pembrokeshire Science and Technology Park Cluster S/EMP/096/00001 (22.67 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is a partially developed brownfield business park site. Activities on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p>

	<p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is an existing employment site on which business activity already takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site is on a sloping site above the Milford Haven Waterway. Future employment activities on this site will be expected to meet the requirements of this SA Objective. The Business Information Centre on this site has been designed in a manner that incorporates sustainable drainage infrastructure. However, this is not the only building within this large site, hence there may be positive and negative impacts under this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current and previous activities on this site have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 This site is on sloping land above the Milford Haven Waterway. The marine area forms part of the protected SAC. The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site includes some buildings of comparatively recent construction and includes some landscaping, helping to blend it into the surrounding landscape. It does not impact on geological heritage.</p>
--	---

	<p>SA 20 This is an existing business site, some parts of which await development, with other parts being of comparatively recent construction. While the newer buildings are not vernacular architecture, they present a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>SA 21 This is an existing business site, some parts of which await development, with other parts being of comparatively recent construction. While the newer buildings are not vernacular architecture, they present a modern, clean image. Future developments should seek to bring further positive benefits.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses present a modern, clean image but are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
--	--

Renewable Energy – Allocations – GN 5 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
SPV/000/LDP2/01	0	++	0	0	0	0	0	0	++	++	++	+	++	0	0	+	+	?	-	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Cawdor Barracks, Brawdy																					
SPV/066/LDP2/01 East of Hazelbank, Llanstadwell	0	++	0	0	0	0	0	0	++	++	++	+	++	0	0	+	+	?	-	-	-
SPV/149/LDP2/01 West of Ford Farm, Wolfscastle	0	++	0	0	0	0	0	0	++	++	++	+	++	0	0	+	+	?	-	-	-

Renewable Energy - Allocations GN 5 – Full Assessment

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
Cawdor Barracks, Brawdy SPV/000/LDP2/01 (11.27 ha)	<p>SA 2 Generation of renewable energy will reduce reliance on carbon technologies and thereby reduce pollution, climate change and global warming.</p> <p>SA 8 There is no direct relationship between the allocation and this SA Objective, although the construction of renewable energy installations will bring some local employment benefits in the build phase.</p> <p>SA 9 Renewable energy technology provides sustainable power which can benefit the local economy and the environment.</p> <p>SA 10 Renewable energy is zero carbon and will boost Pembrokeshire's contribution to combatting climate change.</p> <p>SA 11 Solar PV installations do not result in carbon emissions and do not emit other damaging environmental pollutants. By offsetting the need to burn carbon-based fuels, their use will help to improve air quality.</p> <p>SA 12 Solar PV installations hardly produce any waste or pollution, except in the manufacturing and de-commissioning phases.</p>

	<p>SA 13 Solar PV installations use natural sunlight to generate power and heat.</p> <p>SA 16 Solar PV installations can make efficient use of land and additionally they will not contaminate the land. However, there may be some loss of productive farmland, although some residual agricultural use may remain. At this site, the long term cessation of military use makes it desirable to seek alternative land uses that are compatible with the local area.</p> <p>SA 17 Solar PV installations should not significantly affect soil quality or quantity. However, they will impact on the way the land is used, which may modify soil properties in the long term. Generally, solar PV installations are time-limited and once de-commissioned the previous use should be able to recommence.</p> <p>SA 18 Solar PV installations will modify the way in which land is used and may have impacts on biodiversity and ecosystems. However, they are not likely to cause significant damage and once decommissioned the site should be able to return to its original condition. The impact is therefore judged to be uncertain.</p> <p>SA 19 Solar PV arrays may have a landscape impact, particularly in rural areas where they will present a black ground cover against a predominantly green and brown backdrop. However, the impacts are at a lower height than wind turbines and will vary from site to site. Care is needed in locations close to the Pembrokeshire Coast National Park, where inter-visibility issues may arise. Solar PV arrays are unlikely to affect geological heritage. Generally, solar PV arrays are subject to temporary permissions and land can return to its original form post-decommissioning.</p> <p>SA 20 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>SA 21 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>Overall assessment, potential changes and recommendation: Solar PV arrays will bring positive benefits in terms of human health and well-being, reducing reliance on carbon technologies, combatting climate change, providing sustainable power with minimal pollution, making use of natural sunlight and causing minimal damage to the land on which they are located. Some care is needed to ensure that landscape and visual impacts are kept to a minimum, including in locations close to the Pembrokeshire Coast National Park or to assets of the historic environment.</p>
<p>East of Hazelbank, Llanstadwell SPV/066/LDP2/01 (0.68 ha)</p>	<p>SA 2 Generation of renewable energy will reduce reliance on carbon technologies and thereby reduce pollution, climate change and global warming.</p> <p>SA 8 There is no direct relationship between the allocation and this SA Objective, although the construction of renewable energy installations will bring some local employment benefits in the build phase.</p> <p>SA 9 Renewable energy technology provides sustainable power which can benefit the local economy and the environment.</p>

	<p>SA 10 Renewable energy is zero carbon and will boost Pembrokeshire's contribution to combatting climate change.</p> <p>SA 11 Solar PV installations do not result in carbon emissions and do not emit other damaging environmental pollutants. By offsetting the need to burn carbon-based fuels, their use will help to improve air quality.</p> <p>SA 12 Solar PV installations hardly produce any waste or pollution, except in the manufacturing and de-commissioning phases.</p> <p>SA 13 Solar PV installations use natural sunlight to generate power and heat.</p> <p>SA 16 Solar PV installations can make efficient use of land and additionally they will not contaminate the land. However, there may be some loss of productive farmland, although some residual agricultural use may remain. This south-facing site has an excellent alignment for a solar PV installation.</p> <p>SA 17 Solar PV installations should not significantly affect soil quality or quantity. However, they will impact on the way the land is used, which may modify soil properties in the long term. Generally, solar PV installations are time-limited and once de-commissioned the previous use should be able to recommence.</p> <p>SA 18 Solar PV installations will modify the way in which land is used and may have impacts on biodiversity and ecosystems. However, they are not likely to cause significant damage and once decommissioned the site should be able to return to its original condition. The impact is therefore judged to be uncertain.</p> <p>SA 19 Solar PV arrays may have a landscape impact, particularly in rural areas where they will present a black ground cover against a predominantly green and brown backdrop. However, the impacts are at a lower height than wind turbines and will vary from site to site. Care is needed in locations close to the Pembrokeshire Coast National Park, where inter-visibility issues may arise. Solar PV arrays are unlikely to affect geological heritage. Generally, solar PV arrays are subject to temporary permissions and land can return to its original form post-decommissioning.</p> <p>SA 20 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>SA 21 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>Overall assessment, potential changes and recommendation: Solar PV arrays will bring positive benefits in terms of human health and well-being, reducing reliance on carbon technologies, combatting climate change, providing sustainable power with minimal pollution, making use of natural sunlight and causing minimal damage to the land on which they are located. Some care is needed to ensure that landscape and visual impacts are kept to a minimum, including in locations close to the Pembrokeshire Coast National Park or to assets of the historic environment.</p>
--	--

<p>West of Ford Farm, Wolfscastle SPV/149/LDP2/01</p>	<p>SA 2 Generation of renewable energy will reduce reliance on carbon technologies and thereby reduce pollution, climate change and global warming.</p> <p>SA 8 There is no direct relationship between the allocation and this SA Objective, although the construction of renewable energy installations will bring some local employment benefits in the build phase.</p> <p>SA 9 Renewable energy technology provides sustainable power which can benefit the local economy and the environment.</p> <p>SA 10 Renewable energy is zero carbon and will boost Pembrokeshire's contribution to combatting climate change.</p> <p>SA 11 Solar PV installations do not result in carbon emissions and do not emit other damaging environmental pollutants. By offsetting the need to burn carbon-based fuels, their use will help to improve air quality.</p> <p>SA 12 Solar PV installations hardly produce any waste or pollution, except in the manufacturing and de-commissioning phases.</p> <p>SA 13 Solar PV installations use natural sunlight to generate power and heat.</p> <p>SA 16 Solar PV installations can make efficient use of land and additionally they will not contaminate the land. However, there may be some loss of productive farmland, although some residual agricultural use may remain. This site has good potential as the location for a solar PV installation.</p> <p>SA 17 Solar PV installations should not significantly affect soil quality or quantity. However, they will impact on the way the land is used, which may modify soil properties in the long term. Generally, solar PV installations are time-limited and once de-commissioned the previous use should be able to recommence.</p> <p>SA 18 Solar PV installations will modify the way in which land is used and may have impacts on biodiversity and ecosystems. However, they are not likely to cause significant damage and once decommissioned the site should be able to return to its original condition. The impact is therefore judged to be uncertain.</p> <p>SA 19 Solar PV arrays may have a landscape impact, particularly in rural areas where they will present a black ground cover against a predominantly green and brown backdrop. However, the impacts are at a lower height than wind turbines and will vary from site to site. Care is needed in locations close to the Pembrokeshire Coast National Park, where inter-visibility issues may arise. Solar PV arrays are unlikely to affect geological heritage. Generally, solar PV arrays are subject to temporary permissions and land can return to its original form post-decommissioning.</p> <p>SA 20 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p>
---	---

	<p>SA 21 Solar PV arrays do not in any way relate to vernacular architecture or built heritage.</p> <p>Overall assessment, potential changes and recommendation: Solar PV arrays will bring positive benefits in terms of human health and well-being, reducing reliance on carbon technologies, combatting climate change, providing sustainable power with minimal pollution, making use of natural sunlight and causing minimal damage to the land on which they are located. Some care is needed to ensure that landscape and visual impacts are kept to a minimum, including in locations close to the Pembrokeshire Coast National Park or to assets of the historic environment.</p>
--	---

Employment Allocations – GN 7 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
EMP/030/00001 Parc Gwynfryn, Crymch	?	?	+	0	0	0	0	++	++	?	-	?	-	?	?	?	-	-	-	-	-
EMP/034/00006 Celtic Link Business Park, near Sclldau	?	?	+	0	0	0	0	++	++	?	-	?	-	?	?	?	-	-	-	-	-
EMP/053/00001 Old Station Yard, Letterston	?	?	+	0	0	0	0	++	++	?	-	-	-	?	?	?	-	-	-	-	-
EMP/088/LDP/01 Rushacre Enterprise Park extension, Narberth	?	?	+	0	0	0	0	++	++	?	?	?	?	?	?	?	?	?	?	?	?

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
EMP/000/LDP2/01 Land at Princes Gate Spring Water	?	?	+	0	0	0	0	++	++	?	-	?	?	?	?	?	?	?	-	-	-
EMP/030/LDP2/01 South of Parc Gwynfryn, Crymych	?	?	+	0	0	0	0	++	++	?	?	?	?	?	?	?	?	?	?	?	?
EMP/132/LDP2/01 South of K.P. Thomas and Sons, near Templeton	?	?	+	0	0	0	0	++	++	?	?	?	?	?	?	?	?	?	?	?	?
EMP/093/00001 North of Honeyborough Industrial Estate, Neyland	?	?	+	0	0	0	0	++	++	?	?	?	?	?	?	?	?	?	?	?	?

Employment Allocations GN 7 – Full Assessment

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
Parc Gwynfryn, Crymych EMP/030/00001	SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.

(6.92 ha)	<p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a partly developed employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses on this site is a waste management operation. Hence, positive and negative impacts may arise under this SA Objective.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p>
-----------	--

	<p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Celtic Link Business Park near Scloddau EMP/034/00006 (13.29 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a partly developed employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p>

	<p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects. One of the uses on this site is a waste management operation. Hence, positive and negative impacts may arise under this SA Objective.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
--	--

<p>Old Station Yard, Letterston EMP/053/00001 (1.23 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a partly developed employment site on which a range of industrial and business activities takes place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site will generate waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Existing activities do not always meet the requirements of this SA Objective. However, new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. Where contamination exists, opportunities should be taken to reduce this when re-development is proposed.</p> <p>SA 17 The current operation has compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site has been compromised by the current activities. Nonetheless, the requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p>
--	--

	<p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy. Current uses are unlikely to make a significant contribution to environmental enhancement or responding to climate change.</p>
<p>Rushacre Enterprise Park extension, Narberth EMP/088/LDP/01 (1.32 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is an undeveloped industrial site. Industrial operations on this site will be required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p>

	<p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 Future activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they will reduce these impacts.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 There is no current development on this site. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.</p> <p>SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
<p>Land at Princes Gate Spring Water EMP/000/LDP2/01 (4.33 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is a partly developed industrial site. Industrial operations on this site are required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is a partly developed employment site used for the extraction and bottling of spring water. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p>

	<p>SA 11 The activities at this site are unlikely to contribute to improvements to air quality. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 The activities taking place at this site are unlikely to generate significant waste and pollution. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 Any new activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 The current activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they, or any future activities on the site, will reduce these impacts.</p> <p>SA 16 Future proposals on the site will be expected to reflect the requirements of this SA Objective. The nature of the existing operation makes the presence of significant contamination unlikely.</p> <p>SA 17 The current operation may have compromised soil quality. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 The biodiversity value of land within this site may have been compromised by the current activities. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This existing employment site contributes little to landscape quality and does not impact on geological heritage.</p> <p>SA 20 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>SA 21 This is a partly developed industrial site and the buildings and infrastructure within it reflect the nature of the site's use. Future developments within the site are likely to be of a similar nature. However, efforts will be made to minimise their impact wherever this is possible.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
--	---

<p>South of Parc Gwynfryn, Crymymh EMP/030/LDP2/01 (1.79 ha)</p>	<p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 Future activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they will reduce these impacts.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 There is no current development on this site. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.</p> <p>SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p>
---	--

	<p>SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
<p>South of K.P. Thomas and Sons near Templeton EMP/132/LDP2/01 (2.57 ha)</p>	<p>SA 2 The allocation is not directly related to the SA Objective. This is an undeveloped industrial site. Industrial operations on this site will be required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses. Nonetheless, future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 Future activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they will reduce these impacts.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 There is no current development on this site. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p>

	<p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.</p> <p>SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
<p>North of Honeyborough Industrial Estate, Neyland EMP/093/00001 (1.55 ha)</p>	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is an undeveloped industrial site. Industrial operations on this site will be required to meet relevant health and safety requirements.</p> <p>SA 3 Employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 This is undeveloped employment site on which a range of industrial and business activities may take place. Future proposals for such uses within the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 11 There is no current development on this site. Future proposals for industrial and business activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p>

	<p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses, although the Westfield Pill Nature Reserve is not that far away. Future employment activities on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 Future activities on this site are unlikely to worsen flooding and sea level rises, but there is less certainty over whether they will reduce these impacts.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 There is no current development on this site. Future proposals on the site should seek to minimise any further losses of soil quality and quantity.</p> <p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.</p> <p>SA 20 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>SA 21 Future industrial development on this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing job opportunities and supporting a sustainable and diverse local economy.</p>
--	--

Mixed-use Housing and Employment Allocations - GN 8 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
MXU/040/01 Old Hakin Road, Haverfordwest	?	?	+	++	++	++	0	++	++	+	?	?	?	?	?	?	?	?	?	?	?
MXU/095/LDP2/01 South Quay, Pembroke	++	+	0	++	+	+	0	++	+	++	+	+	+	+	+	++	+	+	+	+	?

Mixed-use Housing and Employment Allocations - GN 8 – Full Assessment

Site Ref and Name (Area in ha)	Assessment in relation to SA Objectives
Old Hakin Road, Haverfordwest MXU/040/01 (1.32 ha)	<p>SA 1 The allocation is not directly related to the SA Objective. However, the provision of mixed use housing and employment sites may create new job opportunities, which in turn could encourage younger people to stay in the County, helping to meet the SA Objective.</p> <p>SA 2 The allocation is not directly related to the SA Objective. This is an undeveloped mixed use housing and employment site. Employment activities at this site will be required to meet relevant health and safety requirements, particularly given the close proximity of residential and workplace elements.</p> <p>SA 3 Mixed use housing and employment allocations and the associated job opportunities may be supported by education and training that will enhance the skills and knowledge base.</p> <p>SA 4 Where housing and employment activities occur on the same site, whether in the form of live-work units or separate business and housing units, there will be a reduction in the need to travel.</p> <p>SA 5 Mixed use housing and employment sites can contribute to the stock of market and affordable housing.</p> <p>SA 6 Mixed use housing and employment sites can contribute to this SA Objective.</p>

	<p>SA 8 The allocation will provide good quality employment opportunities.</p> <p>SA 9 The allocation will support a sustainable and diverse local economy.</p> <p>SA 10 Mixed use housing and employment sites can help reduce climate change, for instance by reducing the need to travel. However, the scale of that impact is difficult to judge and few such developments have come forward in Pembrokeshire to date to show what might be possible.</p> <p>SA 11 There is no current development on this site. Future proposals for housing and employment activities at the site should be designed in a manner that seeks to minimise impacts on the environment and contributions to climate change.</p> <p>SA 12 There is no current development on this site. Future proposals should be designed in a manner that seeks to minimise these aspects.</p> <p>SA 13 There is no current development on this site. New activities at the site will be expected to meet the expectations of the SA Objective.</p> <p>SA 14 This site lies some distance from the coast and major watercourses, although Merlins Brook is not far distant. Future housing and employment developments on this site will be expected to meet the expectations of this SA Objective.</p> <p>SA 15 Future development of this site housing and employment is unlikely to worsen sea level rises, but will need to incorporate sustainable drainage measures to ensure that flooding in the Merlins Brook catchment is not worsened.</p> <p>SA 16 There is no current development on this site. Future proposals on the site will be expected to reflect the requirements of this SA Objective.</p> <p>SA 17 There is no current development on this site. Future proposals on the site should seek to minimise any losses of soil quality and quantity.</p> <p>SA 18 There is no current development on this site. The requirements of this SA Objective should be taken into consideration whenever new activities are proposed within this site, including off-site impacts. The site is not far distant from Merlins Brook, which feeds into the SAC designated Western Cleddau and is considered to be part of that main river.</p> <p>SA 19 This is a greenfield site, so future proposals should take account of landscape impacts. Future development of the site is unlikely to impact on geological heritage.</p> <p>SA 20 Future housing and employment development at this site should be designed in a manner that is sensitive to the location and local built heritage.</p>
--	---

	<p>SA 21 Future housing and employment development at this site should be designed in a manner that is sensitive to the location and local built heritage.</p> <p>Overall assessment, potential changes and recommendation: In the context of Sustainability Appraisal, the main positive impact of this allocation will be in providing new housing and job opportunities and supporting a sustainable and diverse local economy. There may be environmental benefits if the proximity of housing and employment reduces the need to travel.</p>
<p>South Quay, Pembroke MXU/095/LDP2/01 (0.50 ha)</p>	<p>SA1: The provision of town centre facilities and services can help to retain a balanced population and retain younger people.</p> <p>SA2: There is access to amenity and recreational open space, and good access to other facilities and services at this location within the town centre.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Mixed use units will combine employment with housing, potentially including affordable housing.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p> <p>SA9: The allocation and SA objective are indirectly related, and will contribute to a sustainable local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, and at an accessible location and public transport is available.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p>

	<p>SA17: The site is on developed land within the urban area.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment needs to be a consideration within the detailed development proposal as the site is close to the Scheduled Monument of Pembroke Castle and the potential impact on the listed building must be taken into account. An archaeological investigation may be required.</p>
--	---

Residential Allocations - GN 14 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/040/LDP2/1 Former Library, Dew Street, Haverfordwest	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	0	-	?	?	?
HSG/040/LDP2/2 Mount Airey School, Haverfordwest	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	0	-	?	?	?
HSG/040/00106 Scarrowscant, Haverfordwest	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/040/00273 Slade Lane North, Haverfordwest	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/040/00274 Slade Lane South, Haverfordwest	?	0	++	+	++	+	0	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/040/LDP2/3 Rear of 76, Pembroke Road, Merlins Bridge, Haverfordwest	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/034F/LDP2/1	?	0	?	+	++	+	+	0	0	+	0	+	+	+	?	+	?	-	?	?	?

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
West of Parc Loktudi, Fishguard																					
HSG/034F/LDP2/2 West of Clos-y-Bigney, Fishguard	?	0	?	+	++	+	+	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/034/LDP/01 Old Infants' School, Fishguard	?	0	?	+	++	+	+	0	0	+	0	+	+	+	?	+	-	-	?	?	?
HSG/034G/LDP2/1 Land at Goodwick Industrial Estate, Goodwick	?	0	?	+	++	+	+	0	0	+	0	+	+	+	?	+	-	-	?	?	?
HSG/034G/LDP2/2 North of Villa Calabria, Goodwick	?	0	?	+	++	+	+	0	0	+	0	+	+	+	?	+	?	-	?	?	?
HSG/048/00038 North of Hayston View, Johnston	?	0	?	+	++	+	0	0	0	+	0	+	+	+	?	+	?	-	?	?	?

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/086/00223	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
West of Green Close, Steynton (3.89 ha)																					
HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton (9.3ha)	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/086/00129 Beaconsing Field, Milford Haven (4.39 ha)	?	++	0	++	+	++	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/086/LDP2/2 East of Castle Pill Road, Steynton (0.78ha)	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/086/LDP2/1 Myrtle Meadows, Steynton (3.12ha)	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/086/LDP2/5 Former Hubberston VC School, Hakin (0.49 ha)	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	++	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/086/LDP2/6 Former Hakin Junior School (1.46 ha)	?	+	0	++	+	++	0	+	0	+	0	+	+	+	+	+	++	+	0	+	0
HSG/086/LDP2/4 Former Hakin Infants School (0.49 ha)	?	++	0	++	+	++	0	+	0	+	0	+	+	+	+	+	++	++	0	+	0
HSG/063/LDP2/1 North of the Kilns, Llangwm (2.89 ha)	?	++	0	++	+	+	0	+	0	+	0	+	+	+	+	+	-	++	0	+	0
HSG/043/LDP2/1 Adjacent to Brackenhurst, Hill Mountain (1.16 ha))	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/035/LDP2/1 Between Moorland Road and St. Clements Park, Freystrop (1.34 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/093/00066	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
East of Poppy Drive, Neyland (3.39 ha)																					
HSG/066/LDP2/1 East of Hazelbank, Llanstadwell (0.94 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	0	+	0
HSG/025/LDP2/1 Adjacent to Cosheston VC School (0.63 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/046/LDP2/1 Land near West End Cottages, Hundleton (0.65 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	0	+	0
HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock (1.99 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	0	+	0
HSG/096/00373	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Imble Lane, Pembroke Dock (3.58 ha)																					
HSG/096/00238 Land North of Pembroke Road, Pembroke Dock (0.52 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0
HSG/096/LDP2/1 Land at Hampshire Drive, Pembroke Dock (1.12 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0
HSG/095/00147 Adjacent to Long Mains and Monkton Priory (5.51 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	0	-
HSG/095/LDP2/4 Between Golden Brake & Buttermilk Lane (1.68 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0
HSG/095/00144	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
North of Gibbas Way (2.86 ha)																					
HSG/095/LDP2/3 East of The Glen, Lower Lamphey Road, Pembroke (0.76 ha)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0
HSG/095/LDP2/2 South East of Southlands, St. Daniels Hill Pembroke HSG/095/LDP2/5 South West of Southlands St. Daniels Hill, Pembroke	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0
HSG/095/LDP2/1 Between St Daniels Hill and Norgans Hill, Pembroke (3.07)	?	+	0	++	+	+	0	+	0	+	0	+	+	+	+	+	0	+	+	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
North West of HSG/001/LDP2/01 St. John's Church, Abercych (0.55 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	+	+	+	-	++	0	+	0
HSG/007/LDP/01 North of Cilfan y Coed, Boncath (0.69ha)	?	+	?	+	++	+	0	0	0	+	0	+	+	+	+	+	0	+	0	+	0
HSG/006/00003 Adjacent to Hafod, Blaenffos (0.93 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/020/LDP2/1 Land at Tan Ffynnon Fields, Cilgerran (3.95 ha)	?	+	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	+	+	0
HSG/152/LDP2/1 South of Bro'r Dderwen,	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Clunderwen (2.71 ha)																					
HSG/030/LDP/01 East of Waunaeron, Crymych (1.23 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/030/00043 Between the School & Station Road, Crymych (2.07ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/033/LDP2/1 South West of the School, Eglwysrwr (1.23 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/042/00013 North of Cartref, Hermon (0.78 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/060/LDP2/1 Adjacent to Maesybryn, Llandissillio (1.84HA)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0
HSG/081/LDP2/1	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
West of Globe Inn, Maenclochog (1.32ha)																					
HSG/122/00035 Awel y Mor Extension, St Dogmaels (0.55 ha)	?	0	?	+	++	++	0	+	0	+	0	+	+	0	+	+	-	++	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/003/LDP2/01 - North of Begelly Farm, Begelly	++	+	0	+	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0
HSG/003/00040 - North of New Road, Begelly	++	+	0	+	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0
HSG/015/LDP2/24 – Former NP Caravan Site, Carew & Sageston	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	++	+	0	+	0
HSG/047/00018 - North of	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0

Sunnyside, Jeffreyston																					
HSG/050/00044 - South of Kilvelgy Park Kilgetty, Kilgetty	++	++	0	++	+	++	0	+	+	+	0	0	+	+	+	+	0	+	0	+	0
HSG/057/LDP/01 - Adjacent to Glan Preseli, Llanddewi Velfrey	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	0	+	0	+	0
HSG/088/00078 - North of Highfield Park & Parc Roberts, Narberth	++	++	0	++	+	++	++	+	+	+	0	0	+	+	+	+	+	+	0	+	0
HSG/088/00077 - West of Rushacre, Narberth	++	++	0	++	+	++	++	+	+	+	0	0	+	+	+	+	?	+	0	+	0
HSG/097/LDP/01 – North of The Paddock, Penally	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0
HSG/099/LDP2/1 - Land at Coppins Park, Pentlepoir	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0
HSG/123/LDP/01 - North of Parsons Green, St Florence	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0
HSG/132/LDP/01 – South of the Boars Head	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	?	+	0	+	0

junction, Templeton																					
HSG/132/LDP2/1 – West of Kings Park Farm, Templeton	++	+	0	++	+	++	0	+	+	+	0	0	+	+	+	+	-	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/053/00009 Court Meadow, Letterston	?	+	0	++	+	+	+	0	+	+	0	+	+	+	+	+	-	+	0	+	0
HSG/022/LDP2/1 Land at Dungleddy Court, Clarbeston Road	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	+	+	0	+	0
HSG/029/00014 Opposite Woodholm Close, Crundale	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/029/LDP2/1 West of Ashford Park, Crundale	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	+	+	0	+	0
HSG/049/LDP2/1	?	+	0	+	+	+	0	0	0	+	0	+	+	+	+	+	+	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
West of Brookfield Close – northern parcel Keeston																					

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
HSG/119/LDP2/1 Adjacent to Cornerways, Simpson Cross	?	+	0	++	+	+	+	0	+	+	0	+	+	+	+	+	-	+	0	+	0
HSG/120/00018 North West of Wesley Way, Spittal	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	+	+	0	+	0
HSG/135/LDP2/1 North of Bulford Road Bypass, Tiers Cross	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	-	+	0	+	0
HSG/149/LDP2/1 Land at Ford Farm,	?	+	0	+	+	+	+	0	0	+	0	+	+	+	+	+	+	+	0	+	0

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Wolfscastle																					

Housing Allocations - GN 14 – Full Assessments

Site Ref and Name	Assessment in relation to SA Objectives
<p>Former Library, Dew Street, Haverfordwest</p> <p>HSG/040/LDP2/1</p> <p>41 units</p> <p>(1.36 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 The allocation is on a central, brownfield site in Haverfordwest. This site is proximate to locations where employment is available. The site has good road and public transport links and there are opportunities for cycling and walking in this area.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 41 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 The allocation and SA Objective are unrelated.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p>

	<p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality. A culvert crosses part of this site and account must be taken of this in preparing development proposals for this site.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 This is a brownfield urban site and none of the original soil cover is likely to have survived previous phases of building.</p> <p>SA 18 This brownfield site has little biodiversity value at present. The presence of the Western Cleddau river corridor should be taken account of, for instance in terms of disposal of surface water through sustainable means. Although this site has little biodiversity value, policies in LDP 2 will ensure that whatever biodiversity resource has survived will be protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This is a steeply sloping site in a central location within Haverfordwest. The upper parts of the site are visually prominent. There is no exposed geological heritage at this location.</p> <p>SA 20 This site is close to areas of historic townscape within Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site is close to areas of historic townscape within Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation will help to bring forward the redevelopment of a centrally located brownfield site in Haverfordwest, for housing purposes. The site is accessible to a range of facilities and services and has access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
--	--

<p>Mount Airey School, Haverfordwest</p> <p>HSG/040/LDP2/2</p> <p>21 units (0.60 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 The allocation is on the site of a school that is scheduled to relocate in the near future. This site is proximate to locations where employment is available. The site is within a residential area of Haverfordwest, with public transport, cycling and walking opportunities nearby.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 21 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 The allocation and SA Objective are unrelated.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p>
--	---

	<p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 This is a brownfield urban site and little of the original soil cover is likely to have survived previous phases of building.</p> <p>SA 18 This brownfield site has little biodiversity value at present. The presence of the Western Cleddau and Merlins Brook river corridors should be taken account of, for instance in terms of disposal of surface water through sustainable means. Although this site has little biodiversity value, policies in LDP 2 will ensure that whatever biodiversity resource has survived will be protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is within an existing residential area of Haverfordwest. The rear of the site is the most prominent aspect visually, when viewed from the south. There is no exposed geological heritage at this location.</p> <p>SA 20 This site is within a residential suburb of Haverfordwest that was constructed during the 20th Century. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site is within a residential suburb of Haverfordwest that was constructed during the 20th Century. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation will help to bring forward the redevelopment of a site in a residential suburb of Haverfordwest for housing purposes. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>Scarrowscant, Haverfordwest</p> <p>HSG/040/00106</p> <p>142 units (4.74 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p>

	<p>SA 4 The allocation represents further phases of a large residential development scheme, started some years ago and within which many properties already exist. This site is on the edge of Haverfordwest, hence employment opportunities are likely to be available nearby. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 142 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is on the valley side above the floodplain of Merlins Brook, which has main river status and conservation importance. This needs to be taken into consideration, for instance in terms of disposal of surface water through sustainable means. The allocation site itself has less biodiversity value, although boundary trees and hedges should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p>
--	---

	<p>SA 19 This site is within an existing residential area of Haverfordwest. The site is visually prominent in views from the south. There is no exposed geological heritage at this location.</p> <p>SA 20 This site represents the next phases of a partially completed residential suburb of Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site represents the next phases of a partially completed residential suburb of Haverfordwest. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation will help to bring forward the next phases of a partially completed residential development in Haverfordwest. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>Slade Lane North, Haverfordwest</p> <p>HSG/040/00273</p> <p>76 units (2.53 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This greenfield allocation site adjoins existing residential development on the northern side of Haverfordwest. The site is on the edge of Haverfordwest, hence employment opportunities are likely to be available nearby. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 76 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p>

	<p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is not that far from the Western Cleddau river corridor. The latter is a main river of conservation importance. This needs to be taken into consideration, for instance in terms of disposal of surface water through sustainable means. The allocation site itself has less biodiversity value, although boundary trees and hedges should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is on elevated ground, adjoining an existing residential area of Haverfordwest. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation adjoins a completed residential development in Haverfordwest. The site is accessible to a range of facilities and services, with nearby access to several different travel modes,</p>
--	---

	including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.
Slade Lane South, Haverfordwest 514 units HSG/040/00274 (17.12 ha)	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 To reflect the size of the allocation and consequent need for significantly increased numbers of school places, it is proposed that, when a trigger point is reached in terms of units constructed, a new primary school will be constructed on adjacent land (there is an LDP 2 allocation to facilitate this).</p> <p>SA 4 This large greenfield allocation site adjoins Thomas Parry Way to the south and existing residential development to the east. Development of this site will constitute a major residential extension to Haverfordwest and will be close to the employment opportunities that are likely to be available in Haverfordwest. The site is fairly close to locations where public transport, cycling and walking opportunities are available. There is potential to extend those facilities into the new development site.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 514 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p>

	<p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is not that far from the Western Cleddau river corridor. A smaller stream that runs through this site feeds into that river. The Western Cleddau is a main river of conservation importance. This needs to be taken into consideration, for instance in terms of disposal of surface water through sustainable means. The allocation site itself has significant biodiversity value, focused on hedgerows, trees and also the wooded stream valley. The trees and hedges should be retained wherever possible and the wooded stream valley sensitively incorporated into the development site, as a green infrastructure feature. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is on elevated ground, north of Thomas Parry Way and adjoining an existing residential area of Haverfordwest. There is no exposed geological heritage at this location.</p> <p>SA 20 This site lies north of Thomas Parry Way and adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site lies north of Thomas Parry Way and adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This is the largest housing allocation site in Haverfordwest and adjoins Thomas Parry Way to the south and a completed residential development to the east. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>Rear of 76, Pembroke Road, Merlins Bridge, Haverfordwest</p> <p>HSG/040/LDP2/3</p> <p>51 units</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p>

(1.71 ha)	<p>SA 4 This greenfield allocation site adjoins existing residential development at Merlins Bridge. Employment opportunities are likely to be available in the Merlins Bridge and Haverfordwest area. The site is close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 51 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is on elevated ground on the southern edge of Merlins Bridge. It is some distance from the Merlins Brook river corridor, which lies to the north. The trees and hedgerows on the site boundaries should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p>
-----------	--

	<p>SA 19 This site is on elevated ground, adjoining an existing residential area of Haverfordwest and is not particularly prominent in the landscape. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins existing residential development to the north and east. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins existing residential development to the north and east. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation adjoins existing residential development in Merlins Bridge, which lies to the north and east. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>West of Parc Loktudi, Fishguard</p> <p>44 units</p> <p>HSG/034F/LDP2/1</p> <p>(1.47 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This greenfield allocation site adjoins existing residential development on the western edge of Fishguard. Employment opportunities are likely to be available in this town. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 44 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p>

	<p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is on elevated land on the western edge of Fishguard. The trees and hedges on the site boundaries may hold some value from a biodiversity viewpoint and should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is on elevated land on the western edge of Fishguard and hence is visible from various viewpoints. Hence some care needs to be taken to ensure that the visual impact of future development is reduced through sensitive design and appropriate planting schemes. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will</p>
--	---

	<p>ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation adjoins a completed residential development in Fishguard. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>West of Clos-y-Bigney, Fishguard</p> <p>HSG/034F/LDP2/2</p> <p>56 units (1.88 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This greenfield allocation site adjoins existing residential development on the western edge of Fishguard. Employment opportunities are likely to be available in this town. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 56 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p>

	<p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This site is on elevated land on the western edge of Fishguard. The trees and hedges on the site boundaries may hold some value from a biodiversity viewpoint and should be retained wherever possible. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is on elevated land on the western edge of Fishguard and hence is visible from various viewpoints. Hence some care needs to be taken to ensure that the visual impact of future development is reduced through sensitive design and appropriate planting schemes. There is no exposed geological heritage at this location.</p> <p>SA 20 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This site adjoins an existing residential area of comparatively recent construction. Future proposals should be compatible with the broader built heritage context, including the complex of buildings at Maesgwynne Farm. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation adjoins a completed residential development in Fishguard. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives</p>
--	---

<p>Old Infants' School, Fishguard</p> <p>HSG/034/LDP/01</p> <p>18 units (0.70 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This is a brownfield residential allocation site within Fishguard, surrounded on all sides by existing development, predominantly of a residential nature. Employment opportunities are likely to be available in this town. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 18 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p>
---	---

	<p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 This is a brownfield re-development site and the soil quality and quantity will have been compromised by earlier phases of development.</p> <p>SA 18 This is a brownfield site surrounded by existing development, mostly residential, within central Fishguard. Hence, the site has limited biodiversity value at present. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This is an urban, brownfield, re-development site within a long-established town and contributes little to landscape value. There is no exposed geological heritage at this location.</p> <p>SA 20 This is a brownfield site surrounded by existing development, most of which is residential. Adjoining properties vary in age and form – some are fairly modern and of detached form, others older and arranged in terrace form. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This is a brownfield site surrounded by existing development, most of which is residential. Adjoining properties vary in age and form – some are fairly modern and of detached form, others older and arranged in terrace form. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation is on a brownfield re-development site, centrally located within Fishguard. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>Land at Goodwick Industrial Estate, Goodwick</p> <p>HSG/034G/LDP2/1</p> <p>23 units</p> <p>(1.01 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p>

	<p>SA 4 This is a brownfield residential allocation site within Goodwick, surrounded on two sides by existing development and on the third by a railway line. Employment opportunities are likely to be available in this town. The site is fairly close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 23 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 This is a brownfield re-development site and the soil quality and quantity will have been compromised by earlier phases of development.</p>
--	--

	<p>SA 18 This is a brownfield site surrounded by existing development, mostly residential, within central Goodwick. Hence, the site has limited biodiversity value at present. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This is an urban, brownfield, re-development site within a long-established town and contributes little to landscape value. There is no exposed geological heritage at this location.</p> <p>SA 20 This is a brownfield site surrounded by existing development of various kinds on two sides and a railway line on the third. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 This is a brownfield site surrounded by existing development of various kinds on two sides and a railway line on the third. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation is on a brownfield re-development site, centrally located within Goodwick. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>North of Villa Calabria, Goodwick</p> <p>HSG/034G/LDP2/2</p> <p>5 units</p> <p>(0.11 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This small residential allocation site at Harbour Village, Goodwick relates well to existing development in this part of the settlement. Employment opportunities are likely to be available in Goodwick. The site is moderately well related to locations where public transport, cycling and walking opportunities are available. However, this is a hillside location and the centre of the settlement is at the foot of the hill.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 5 units, with affordable housing in this case being provided through a contribution.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p>

	<p>SA 7 This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p> <p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 This small residential development site is surrounded by existing development on three sides, abutting the countryside on the fourth. It relates better to the existing settlement than to the surrounding countryside. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is in an elevated location at Harbour Village, Goodwick. Future development should be of a form that seeks to minimise landscape impacts. There is no exposed geological heritage at this location.</p> <p>SA 20 This small residential development site is surrounded by existing development on three sides, abutting the countryside on the fourth. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p>
--	---

	<p>SA 21 This small residential development site is surrounded by existing development on three sides, abutting the countryside on the fourth. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation is on a small site at Harbour Village, Goodwick, which relates well to the existing built form of the settlement. Notwithstanding the local topography, the site is reasonably accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
<p>North of Hayston View, Johnston</p> <p>HSG/048/00038</p> <p>50 units (4.20 ha)</p>	<p>SA 1 Provision of housing sites can have positive effects on the population structure. For instance, younger people may be able to stay in the county if there is suitable housing at an affordable price.</p> <p>SA 2 The allocation is not directly related to the SA Objective.</p> <p>SA 3 The allocation and SA Objective are unrelated. However, provision of new housing may result in more school places being needed.</p> <p>SA 4 This greenfield allocation site is adjacent to existing areas of development on three sides. Johnston village is located midway between Haverfordwest and Milford Haven, both of which are locations where employment opportunities are likely to be available. Johnston village is highly accessible and this site is close to locations where public transport, cycling and walking opportunities are available.</p> <p>SA 5 The SA Objective is directly related to the allocation. The development will provide 50 units, including an element of affordable housing.</p> <p>SA 6 The allocation is in a location with good access to services and facilities and will contribute positively to the SA Objective.</p> <p>SA 8 The allocation and SA Objective are unrelated, although employment opportunities will be provided during the construction phase.</p> <p>SA 9 The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.</p> <p>SA 10 The LDP 2 design policy will ensure development on this site will be resource efficient and climate responsive.</p> <p>SA 11 The allocated site is unlikely to impact negatively on air quality.</p> <p>SA 12 New housing development will result in the generation of waste products. Provision for waste storage will be required within new properties. Future development should seek to ensure that there is no significant adverse impact on water quality.</p>

	<p>SA 13 New development will require the use of various resources, including minerals. LDP policies will ensure that all aspects of development are carried out in a sustainable way. Policies which include water conservation, sustainable drainage and design will be incorporated into LDP 2.</p> <p>SA 14 The LDP 2 design policy will ensure development proposals include water conservation measures and sustainable drainage systems. All proposals should demonstrate that there are no adverse impacts on water quality.</p> <p>SA 15 Future proposals for this site should incorporate responses to the likely impacts of climate change, including increasingly frequent storms and flooding. Sustainable Drainage Systems will be required to deal with the surface water drainage aspects of development at this site.</p> <p>SA 16 The LDP 2 design policy will help ensure that the layout and density of development is efficient.</p> <p>SA 17 Future development of this greenfield site will be required to have due regard to safeguarding of soil quantity and quantity.</p> <p>SA 18 There are important woodland areas close to this site. LDP 2 identifies land adjacent to the site for open space provision. Boundary trees and hedges should be retained wherever possible and additional planting is likely to be required in conjunction with development proposals, to strengthen existing boundary vegetation. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.</p> <p>SA 19 This site is fairly flat and not particularly prominent in the landscape. However, it is visually apparent from the adjacent A4076 trunk road, hence care should be taken to ensure future development seeks to reduce landscape impacts. There is no exposed geological heritage at this location.</p> <p>SA 20 Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>SA 21 Three sides of this site adjoin existing developments in Johnston village, much of it of fairly recent construction. Future proposals should be compatible with the broader built heritage context. The LDP 2 policy on design will ensure development has regard to local distinctiveness, contributes positively to the local context and is appropriate to the local character.</p> <p>Overall assessment, potential changes and recommendation: This allocation adjoins areas of existing development in Johnston village on three sides. Johnston village is midway between Haverfordwest and Milford Haven, these being locations that are accessible to a range of facilities and services. Sustainable travel options are available in Johnston village, including, walking, cycling and public transport. This village is on a direct route between Haverfordwest and Milford Haven, where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>
--	---

Residential Allocations - GN 14

Site Ref and Name	Assessment in relation to SA Objectives
NAME (area in ha)	CS304
HSG/086/00223 West of Green Close, Thornton Hall, Steynton, Milford Haven (3.89 ha)	SA1: 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. SA2: There is access to amenity and recreational open space near the site. SA4: The development site is within Milford Haven, it has good road links and there is public transport. SA5: Affordable housing units will be provided SA6: This site is well located for access to services, and will make a positive contribution to this objective SA8: Construction can provide employment SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design. SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase. SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. SA13: 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.

	<p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is urban land / estimated agricultural Grade2.</p> <p>SA18: Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: 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</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This site is within the urban edge of the Growth Centre of Milford Haven, and has good access to open space and services.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS193
HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton, Milford Haven (9.5 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided</p>

	<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is an extensive green field site and estimated to be agricultural land classification 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. To the south of the site, existing pond and woodland will be buffered.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives CS474
<p>HSG/086/00129</p> <p>Beaconing Field, Steynton, Milford Haven (4.39 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space and public rights of way near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a small green field site and improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows to be retained.</p>

	<p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven, and has good access to open space and services.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS240
HSG/086/LDP2/2 East of Castle Pill Road, Steynton, Milford Haven (0.78 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a small green field site and improved grassland, estimated to be Agricultural Grade 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows to be retained.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven, and has good access to open space and services.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives CS001
HSG/086/LDP2/2	SA1: 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.

<p>East of Castle Pill Road, Steynton, Milford Haven (0.78 ha)</p>	<p>SA2: There is access to amenity and recreational open space near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a small green field site and improved grassland, estimated to be Agricultural Grade 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. To the south of the site, existing pond and woodland will be buffered.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
--	--

Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought.
--	--

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/086/LDP2/5 Former Hubberston VC School, Hakin, Milford Haven (0.49 ha)	<p>CS292</p> <p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p>

	<p>SA15: Designs will need to 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.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a former school site and previously developed land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS456
HSG/086/LDP2/6 Former Hakin Junior School, Milford Haven (1.46 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p>

	<p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a former school site and previously developed land.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives CS289
<p>HSG/086/LDP2/4</p> <p>Former Hakin Infants School, Milford Haven (0.49 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space and public right of way near the site.</p> <p>SA4: The development site is within Milford Haven, it has good road links and there is public transport.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: 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.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: The site is previously developed land. Design policies will ensure that the layout, land use and density of development will be efficient.</p> <p>SA17: The site is a former school site and previously developed land.</p>

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained and accessible public rights of way corridor to be enhanced.</p> <p>SA19: 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Milford Haven, and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS488
HSG/063/LDP2/1 North of the Kilns, Llangwm (2.89 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and access to other facilities and services.</p> <p>SA4: The development site is within Llangwm which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. There is a minor aquifer below Llangwm.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.</p> <p>SA17: The site is improved grassland estimated to be Agricultural Classification 3A.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although the site within the Milford Haven Waterway Historic landscape and near the Conservation Area.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Centre of Llangwm which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that the historic context including the Milford Haven Waterway Historic landscape, Conservation Area and archaeological potential are considered.</p>

Site Ref and Name (area in ha)	<p>Assessment in relation to SA Objectives</p> <p>CS424 (part)</p>
-----------------------------------	--

<p>HSG/043/LDP2/1</p> <p>Adjacent to Brackenhurst, Hill Mountain (1.16 ha))</p>	<p>SA1: 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.</p> <p>SA2: There is access to a network of public rights of way near the site, amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the edge of Hill Mountain which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.</p> <p>SA17: The site is improved grassland estimated to be Agricultural Classification 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas.</p>
---	---

	<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although part of Hill Mountain is within the Milford Haven Waterway Historic landscape, this site is unlikely to impact.</p>
Overall assessment, potential changes and recommendation	This site is at the Service Village of Hill Mountain which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS051 and CS053
HSG/035/LDP2/1 Between Moorland Road and St. Clements Park, Freystrop (1.34 ha)	<p>SA1: 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.</p> <p>SA2: There is access to a network of public rights of way near the site, amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is contained by the built area of Freystrop which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p>

	<p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.</p> <p>SA17: The site is estimated to be Agricultural Classification 3A / 3B.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of Freystrop which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/093/00066 East of Poppy Drive, Neyland (3.39 ha)	<p>CS385</p> <p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at Neyland which has good road links and public transport is available.</p>

	<p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: Designs will need to 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. The site drains towards the C2 flood zone</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. 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.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
--	--

Overall assessment, potential changes and recommendation	This site is at the Urban Settlement of Neyland which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.
--	---

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS296 (part)
HSG/066/LDP2/1 East of Hazelbank, Llanstadwell (0.94 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at Llanstadwell which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: Designs will need to 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. The site drains towards the C2 flood zone</p>

	<p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, children play area and is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of Llanstadwell which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS143 (part)
HSG/025/LDP2/1 Adjacent to Cosheston VC School (0.63 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at Cosheston which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p>

	<p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape adjacent to the Conservation Area and St Michaels Church Listed building. The site is adjacent to a school and unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of Cosheston which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives CS118, CS058
<p>HSG/046/LDP2/1</p> <p>Land near West End Cottages, Hundleton (0.65 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at Hundleton which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p>

	<p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is near the Milford Haven Waterway Historic Landscape and unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
Overall assessment, potential changes and recommendation	This site is at the Service Village of Hundleton which has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS150
HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock (1.99 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke Dock which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape and unlikely to impact on the landscape or geological heritage, although the site sits on the RIGS (informal designation of Regionally Important Geological Site) at Pennar Point which is part of the Ridgeway Conglomerate Formation Skrinkle Sandstone group.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives Site Ref N/A
<p>HSG/096/00373</p> <p>Imble Lane, Pembroke Dock (3.58 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke Dock which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p>

	<p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape and unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	CS Ref N/A
<p>HSG/096/00238</p> <p>Land North of Pembroke Road, Pembroke Dock (0.52 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and public rights of way and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke Dock which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to the Pembrokeshire Marine SAC and which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape and near the Conservation area. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives Site Ref 013
<p>HSG/096/LDP2/1</p> <p>Land at Hampshire Drive, Pembroke Dock (1.12 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke Dock which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is vacant land and enclosed by development.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p>

	<p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. The site is within the Milford Haven Waterway Historic Landscape. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely. The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Site Ref CS 116 and CS115 (part)
<p>HSG/095/00147</p> <p>Adjacent to Long Mains and Monkton Priory (5.51 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke / Pembroke Dock which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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, including investigation of previously contaminative uses.</p> <p>SA15: 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland, however there is likely to have previously been contaminative uses at this site.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site. The site is within the Milford Haven Waterway Historic Landscape. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: The site would be located within the Landscape of Outstanding Historic Interest of the Milford Haven Waterway, partly within the Pembroke Conservation Area, and within the setting of listed buildings and wider setting of Pembroke Castle Scheduled Monument, and historic park and garden. The design, layout and ability to not impact upon the historic environment will be key to the acceptability of proposals, and as such there is a risk of compromising the setting of such features.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Pembroke Dock which has access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered. The relationship of the site with the historic environment, including Listed Buildings and Scheduled Monument of Pembroke Castle are key to the acceptability of any development.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives Site Ref 167
<p>HSG/095/LDP2/4</p> <p>East of Buttermilk Lane, Pembroke(1.68 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland, and part of a larger agricultural field.</p>

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Site Ref 14
HSG/095/00144 North of Gibbas Way (2.86 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives Site Ref 14
<p>HSG/095/LDP2/3</p> <p>East of The Glen, Lower Lamphey Road, Pembroke (0.76 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p>

	<p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
	Site Ref CS411 and CS302
<p>HSG/095/LDP2/2</p> <p>South East of Southlands, St. Daniels Hill Pembroke</p> <p>HSG/095/LDP2/5</p> <p>South West of Southlands St. Daniels Hill, Pembroke</p> <p>(1.62 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Site Ref and Name (area in ha)	<p>Assessment in relation to SA Objectives</p> <p>Site Ref CS043 (part)</p>
HSG/095/LDP2/1	<p>SA1: 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.</p>

<p>Between St Daniels Hill and Norgans Hill (3.07 ha)</p>	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Growth Centre of Pembroke which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
---	---

Overall assessment, potential changes and recommendation	This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.
--	--

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/001/LDP2/01 North West of St Johns Church, Abercych, 11 units (0.55ha)	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Abercych in a sustainable location near services, close to public transport links...</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: The site is within the catchment which drains to the Afon Cych, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to 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.</p>

	<p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The site is near the Teifi Rivers SAC. The biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This allocation constitutes a logical rounding off for housing development. The site is well related to the village. Traffic will not affect a trunk road.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/007/LDP/01</p> <p>North of Cilfan y Coed, Boncath</p> <p>10 units (0.69ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Boncath in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved neutral grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
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 Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/006/00003 Adjacent to Hafod, Blaenffos	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p>

<p>10 units (0.93ha)</p>	<p>SA4: The site is in Blaenffos in a sustainable location near services, close to public transport links...</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved neutral grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
<p>Overall assessment, potential changes and recommendation</p>	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/020/LDP2/1</p> <p>Land at Tan Ffynnon Fields, Cilgerran</p> <p>50 units (29*units after the end of the plan period)</p> <p>(3.95ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Cilgerran in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: There is a C2 floodzone to the north and west of Cilgerran. Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved neutral grassland.</p>

	<p>SA18: The site is near the Teifi Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This allocation constitutes a logical rounding off for housing development. The site is well related to the village of Cilgerran and incorporates Open Space.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/152/LDP2/1</p> <p>South of Bro'r Dderwen, Clunderwen</p> <p>27 units (2.71ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Clunderwen in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This allocation relates well to the village of Clunderwen.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/030/00043</p> <p>Between the School & Station Road,</p> <p>Crymych</p> <p>60 units</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Crymych in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p>

(2.07ha)	<p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The Preseli SAC and Gweunydd Blaencleddau SAC are less than 2km away from the site. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/030/LDP/01</p> <p>East of Waunaeron, Crymych</p> <p>25 units (1.24ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Crymych in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. There is a C2 flood zone to the South of the site. TAN 15 Development and Flood Risk addresses the issue of flooding and development.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The Preseli SAC and Gweunydd Blaencleddau SAC are less than 2km away from the site. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p>

	<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
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.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/033/LDP2/1</p> <p>South West of the School,</p> <p>Eglwysrw</p> <p>12 units</p> <p>(1.23ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Eglwysrw in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p>

	<p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The development site is near the North Pembrokeshire Woodlands SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This allocation provides a logical housing site within Eglwysrw.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/042/00013</p> <p>North of Cartref,</p> <p>Hermon</p> <p>16 units</p> <p>(0.78ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Hermon in a sustainable location near services, close to public transport links...</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p>

	<p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The development site is near the Preseli SAC and Gweunydd Blaencleddau SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site allocation relates well to the settlement. It is a service village with good access to facilities.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/060/LDP2/1</p> <p>Adjacent to Maes y Bryn,</p> <p>Llandissillio</p> <p>37 units</p> <p>(1.84ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Llandissillio in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The development site is near the Cleddau Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p>

	<p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This allocated site relates well to Llandissilio, providing further housing opportunities.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/081/LDP2/1</p> <p>West of Globe Inn, Maenclochog</p> <p>26 units (1.32ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Maenclochog in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p>

	<p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. There is a C2 flood zone to the East of the settlement. TAN 15 Development and Flood Risk addresses the issue of flooding and development.</p> <p>SA16: 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.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: The development site is near the Cleddau Rivers SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Archaeological assessment will be required. Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This site allocation relates well to the settlement. It is a service village with good access to facilities.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/122/00035</p> <p>Awel Y Mor Extension,</p> <p>St Dogmaels</p> <p>26 units</p> <p>(1.32ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in St Dogmaels in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p>

	<p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water. There is a C2 flood zone to the East of the settlement. TAN 15 Development and Flood Risk addresses the issue of flooding and development.</p> <p>SA16: 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.</p> <p>SA17: The site is semi-improved grassland.</p> <p>SA18: The development site is near the Teifi River SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	<p>This site allocation relates well to the settlement. This allocated site is an extension to a previous allocation. Ecological assessments will be required. It is a service centre with good access to facilities.</p>

<p>Site Ref and Name</p> <p>HSG/003/LDP2/01</p> <p>North of Begelly Farm, Begelly</p> <p>(2.58ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services that support a healthy lifestyle.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Begelly, a Service Village, which has good road links and public transport is available.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision, depending on the viability of the site once mine working assessments have taken place.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is agricultural grassland estimated to be Classification 3a, unfortunately there were no other suitable Candidate Sites in the village.</p>
---	--

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage, although there are mines in the area that will need to be considered.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/003/00040</p> <p>North of New Road, Begelly</p> <p>(3.01ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services that support a healthy lifestyle.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Begelly, a Service Village, which has good road links and public transport is available.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p>

	<p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is improved grassland estimated to be Agricultural Classification 3a.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/015/LDP2/24 –</p> <p>Former Caravan Site, Carew & Sageston</p> <p>(3.36ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and public rights of way.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Sageston, a Service Village, which has good road links and public transport is available.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services and facilities, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p>

	<p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products, although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site was a former caravan site and so non-agricultural in use, the soil quality had already been lost.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/047/00018 –</p> <p>North of Sunnyside, Jeffreyston</p> <p>(0.70ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services that support a healthy lifestyle.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Jeffreyston, a Service Village, which has good public transport links through a frequent bus service.</p>

	<p>SA5: Affordable housing units may be provided or a contribution made towards their provision, depending on the viability of the site once mine working assessments have taken place.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is agricultural grassland estimated to be Agricultural Classification 3a and 3b, there were no other Candidate Sites in this village.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage, although there are mines in the area that will need to be considered.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
--	---

<p>Site Ref and Name HSG/050/00044 – South of Kilvelgy Park, Kilgetty (0.83ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services, including a doctors, which can improve human health and support a healthy lifestyle.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Kilgetty, a Service Centre, which has good road links and public transport is available via train or bus services.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services and facilities as it is a Service Centre, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p>
--	--

	<p>SA17: The site is estimated to be a mixture of Agricultural Classification 3a, 3b, 4 and urban, with minimal impact on soil quality and quantity as the land is landlocked by the A477 and is unsuitable for large scale use.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and any trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/057/LDP/01 –</p> <p>Adjacent to Glan Preseli, Llanddewi Velfrey</p> <p>(0.50ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to recreational open space near the site and also to public rights of way.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions.</p> <p>SA4: The development site is within Llanddewi Velfrey, a Service Village, which has good road links and public transport is available.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is estimated to be Agricultural Classification 3b and therefore is appropriate for reuse.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and any trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/088/00078 –</p> <p>North of Highfield Park & Parc Roberts, Narberth</p> <p>(4.72ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services that support a healthy lifestyle, there is also a health centre in Narberth with GP and Pharmacy provision.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within the rural town of Narberth which has good road links and public transport is available in the nearby Narberth Station for train travel or via a good bus service.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services and facilities, and will make a positive contribution to this objective.</p> <p>SA7: This allocation will positively impact upon Welsh Language by providing additional housing close to Welsh medium education.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p>

	<p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is agricultural grassland estimated to be Agricultural Classification 3b and therefore is appropriate for reuse.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/088/00077 –</p> <p>West of Rushacre, Narberth</p> <p>(2.53ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, public rights of way and to other facilities and services that support a healthy lifestyle, there is also a health centre in Narberth with GP and Pharmacy provision.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p>

	<p>SA4: The development site is within the rural town of Narberth which has good road links and public transport is available in the nearby Narberth Station for train travel or via a good bus service.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services and facilities, and will make a positive contribution to this objective.</p> <p>SA7: This allocation will positively impact upon Welsh Language by providing additional housing close to Welsh medium education.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is improved grassland estimated to be Agricultural Classification 3b.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
--	---

<p>Site Ref and Name HSG/097/LDP/01 Penally North of the Paddock (0.29ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and to public rights of way.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions.</p> <p>SA4: The development site is within Penally, a Service Village, which has good road links and public transport is available both via bus and train.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is estimated to be a mixture of Agricultural Classification 3a and 3b and is the most appropriate in terms of development in Penally village.</p>
---	--

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/099/LDP2/01</p> <p>- Pentlepoir</p> <p>Land at Coppins Park (0.49ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and the public rights of way network.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions.</p> <p>SA4: The development site is within Pentlepoir, a Service Village, which has good road links and public transport is available via bus or the nearby Saundersfoot train station.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p>

	<p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is estimated to be a mixture of Agricultural Classification 3a and 3b and is the most appropriate in terms of development in the village.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/123/LDP/01</p> <p>North of Parsons Green, St Florence (0.86ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and public rights of way.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within St Florence, a Service Village, which has good public transport links via a regular bus service.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p>

	<p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is estimated to be Agricultural Classification 3a but is the most appropriate site in terms of development in the village.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/132/LDP/01</p> <p>South of Boars Head Junction, Templeton (1.13ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and public rights of way nearby.</p> <p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Templeton, a Service Village, which has good public transport links via a regular bus service.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p>

	<p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is improved grassland estimated to be Agricultural Classification 3a.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
<p>Site Ref and Name</p> <p>HSG/132/LDP2/1</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space near the site, and public rights of way nearby.</p>

<p>West of Kings Park Farm, Templeton (0.61ha)</p>	<p>SA3: Housing allocations are unlikely to impact upon education opportunities, although they can contribute to education through s106 contributions and support existing facilities nearby.</p> <p>SA4: The development site is within Templeton, a Service Village, which has good public transport links via a regular bus service.</p> <p>SA5: Affordable housing units may be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective.</p> <p>SA7: This allocation is unlikely to impact upon Welsh Language and culture.</p> <p>SA8: Construction can provide employment, it may also allow opportunities for home working for SMEs.</p> <p>SA9: Provision of suitable housing can encourage a diverse home-working sector.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although there may be some increase in car movement.</p> <p>SA12: New development will increase waste products although the County operates a strong recycling policy. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient and appropriate for the location.</p> <p>SA17: The site is estimated to be a mixture of Agricultural Classification 3a and 3b and is a good site in terms of development in the village.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. It is important that existing green boundaries and trees be retained as part of the site design.</p> <p>SA19: The allocated site is unlikely to impact on landscape and geological heritage.</p>
--	--

	<p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely.</p>
--	--

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/053/00009</p> <p>Court Meadow, Letterston (2.33 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Centre of Letterston and local retail centre which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective any may require phasing, signage and other mitigation measures.</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service Centres, where there are a range of existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland and predicted to be classified as 3a.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Centre of Letterston which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/022/LDP2/1	SA1: 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.

<p>Land at Dungleddy Court, Clarbston Road (0.83 ha)</p>	<p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Clarbston Road which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective and may require phasing, signage and other mitigation measures.</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service Villages, where there are some existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is grassland and predicted to be grade 3b.</p>
--	---

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/029/00014</p> <p>Opposite Woodholm Close, Crundale (0.51 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Crundale which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective and may require phasing, signage and other mitigation measures.</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service Villages, where there are some existing services, can help to support and retain services and support a diverse local economy.</p>

	<p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is grassland and predicted to be grade 2.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/029/00014</p> <p>West of Ashford Park Crundale (1.77 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Crundale which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA7: This site is located within an area identified as having Welsh language sensitivity. New development can successfully support this objective and may require phasing, signage and other mitigation measures.</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service Villages, where there are some existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p>

	<p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is grassland and predicted to be grade 3b.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/049/LDP2/1</p> <p>West of Brookfield Close, Keeston (1.17 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Service Village of Keeston which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p>

	<p>SA9: housing in Service Villages, where there are some existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the Cleddau Rivers catchment 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is grassland and predicted to be grade 3b.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage and the site is close to common land.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/119/LDP2/1</p> <p>Adjacent to Cornerways, Simpson Cross (0.72 ha)</p>	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Simpson Cross which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service villages, where there are a range of existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p>

	<p>SA17: The site is improved grassland and predicted to be classified as 3a.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	The allocated site is well related to the settlement with access to some facilities and services.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>HSG/120/00018</p> <p>North West of Wesley Way, Spittal</p> <p>(0.61ha)</p>	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p> <p>SA4: The site is in Spittal in a sustainable location near services, close to public transport links.</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p>

	<p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is semi-improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
Overall assessment, potential changes and recommendation	This site allocation relates well to the settlement. Ecological assessments will be required. It is a service centre with good access to facilities.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/135/LDP2/1	<p>SA1: 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</p> <p>SA3: The allocation and SA Objective are unrelated. However further housing means more school places would be needed.</p>

<p>North of Bulford Road Bypass, Tiers Cross (0.28ha)</p>	<p>SA4: The site is in Tiers Cross in a sustainable location near services, close to public transport links...</p> <p>SA5: Affordable housing units will be provided.</p> <p>SA6: This site is well located for access to services and will make a positive contribution to this objective.</p> <p>SA8: Construction can provide employment</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: Measures would need to be taken to ensure that pollution is minimised. A buffer would be required for the watercourse along the eastern boundary of the site.</p> <p>SA15: Designs will need to 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.</p> <p>SA16: 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.</p> <p>SA17: The site is semi-improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows will be retained and enhancing biodiversity will be a key element of policy.</p> <p>SA19: The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment unlikely.</p>
---	--

Overall assessment, potential changes and recommendation	This site is well related to a village which has access to some facilities.
--	---

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
HSG/149/LDP2/1 Land at Ford Farm, Wolfscastle (0.61 ha)	<p>SA1: 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.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services. Nearby public rights of way provide access to the countryside.</p> <p>SA4: The development site is at the Service Village of Wolfscastle which has good road links and public transport is available.</p> <p>SA5: Affordable housing units will be provided or a contribution made towards their provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment</p> <p>SA9: housing in Service villages, where there are a range of existing services, can help to support and retain services and support a diverse local economy.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage is likely to increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p>

	<p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is near the Cleddau Rivers SAC, 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.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	The site offers a well related site for housing.

Specialist and Supported Accommodation Allocations - GN 19 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
SSA/088/LDP2/01 Redstone, Narberth	+	++	0	+	0	++	0	++	+	0	0	+	+	0	+	0	0	+	+	0	0
SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross	+	++	0	+	0	++	0	++	+	0	0	+	+	0	+	0	0	+	+	0	0
SSA/089/LDP2/02 Park House (hospital extension), New Hedges	+	++	0	+	0	++	0	++	+	0	0	+	+	0	+	0	0	+	+	0	0
SSA/089/01 Park House (specialist and supported accommodation), New Hedges	+	++	0	+	0	++	0	++	+	0	0	+	+	0	+	0	0	+	+	0	0

Specialist and Supported Accommodation Allocations - GN 19 – Full Assessments

Site Ref and Name (area in ha)	Assessment in relation to SA Objective Site Ref CS119 (part)
SSA/088/LDP2/01 Redstone, Narberth (1.98 ha)	<p>SA1: Provision of facilities can have positive effects for those members of the population who require specialist and supported accommodation.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Rural Town of Narberth which has good road links and public transport is available.</p> <p>SA5: The site will provide specialist accommodation for older persons and will respond to their needs.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p> <p>SA9: The allocation and SA objective are indirectly related.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage may increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p>

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	This site is at the Rural town of Narberth which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross (0.44 ha)	<p>SA1: Provision of facilities can have positive effects for those members of the population who require specialist and supported accommodation.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the Service Village of Tiers Cross which has good road links and public transport is available.</p> <p>SA5: The site will provide specialist accommodation for older persons and will respond to their needs.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p> <p>SA9: The allocation and SA objective are indirectly related.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage may increase.</p>

	<p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of Tiers Cross and would form an extension to an existing specialist and supported accommodation unit which has access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>SSA/089/LDP2/02</p> <p>Park House, New Hedges (hospital extension)</p>	<p>SA1: Provision of facilities can have positive effects for those members of the population who require specialist care.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the edge of the Service Village of New Hedges which has good road links and public transport is available.</p> <p>SA5: The site will provide an extension to the existing older persons care hospital which is currently operating at the adjacent site</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p> <p>SA9: The allocation and SA objective are indirectly related.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage may increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is improved grassland.</p>

	<p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is at the Service Village of New Hedges and would form an extension to an existing hospital unit which has access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
SSA/089/01 Park House, New Hedges (specialist and supported accommodation)	<p>SA1: Provision of facilities can have positive effects for those members of the population who require specialist and supported accommodation.</p> <p>SA2: There is access to amenity and recreational open space, and access to other facilities and services.</p> <p>SA4: The development site is at the edge of the Service Village of New Hedges which has good road links and public transport is available.</p> <p>SA5: The site will provide an extension to the existing older person's specialist and supported accommodation and will form later phases of existing provision.</p> <p>SA6: This site is well located for access to services, and will make a positive contribution to this objective</p> <p>SA8: Construction can provide employment and the allocation will provide employment opportunities.</p>

	<p>SA9: The allocation and SA objective are indirectly related.</p> <p>SA10: Policies on design will ensure development incorporates resource efficient and climate responsive design.</p> <p>SA11: The allocated site is unlikely to impact on air quality, although car usage may increase.</p> <p>SA12: New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.</p> <p>SA13: 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.</p> <p>SA14: All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality. The site is within the catchment which drains to Pembroke River and onto the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.</p> <p>SA15: Designs will need to ensure that any drainage infrastructure does not place undue pressure on surface water.</p> <p>SA16: Design policies will ensure that the layout, land use and density of development be efficient. The site is adjacent to existing development.</p> <p>SA17: The site is vacant land adjacent to existing development.</p> <p>SA18: Policies will exist to ensure that the biodiversity resource is protected and enhanced. Existing green boundaries and trees to be retained wherever possible.</p> <p>SA19: Designs would need to ensure that the landscape is not adversely impacted and this site is considered to relate well to existing built areas. It is unlikely to impact on the landscape or geological heritage.</p> <p>SA20 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.</p> <p>SA21: Adverse impact on built heritage or historic environment is unlikely, although archaeological investigation may be required.</p>
Overall assessment, potential changes and recommendation	<p>This site is near the Service Village of New Hedges and would form an extension to a specialist and supported care unit. There is access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered.</p>

Community Facility Allocations - GN 24 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
CF/040/01 New Primary School, Slade Lane, Haverfordwest	+	?	++	++	0	++	?	+	0	0	0	?	0	?	?	?	?	?	?	?	?
CF/095/LDP2/01 Welsh Medium Primary School, Pembroke	+	?	++	++	0	++	++	+	0	0	0	?	0	?	?	?	?	?	?	?	?
CF/095/LDP2/01 Adjacent to Lamphey School, School Extension & Car Park, Lamphey Pembroke	+	?	++	++	0	++	?	+	0	0	0	?	0	?	?	?	?	?	?	?	?

Community Facility Allocations - GN 24 – Full Assessments

Site Ref and Name	Assessment in relation to SA Objectives
CF/040/01 New Primary School, Slade Lane, Haverfordwest	SA 1 This allocation will provide land for development of a new primary school. The latter will become a requirement when a unit's completed threshold is reached on the adjacent Slade Lane housing development. In itself the new school will not deliver a balanced population structure but it will provide an essential service to meet requirements arising on the housing development site.

(5.86 ha)	<p>SA 2 The allocation is not directly related to this SA Objective. However, provision of education facilities will indirectly contribute to health and wellbeing aspirations.</p> <p>SA 3 The new primary school will serve the adjacent housing development.</p> <p>SA 4 The proximity of the new school site to the housing it will serve will reduce the need to travel and provide opportunities to use sustainable modes of transport for the shorter local journeys required by primary school pupils.</p> <p>SA 5 The allocation will not provide housing, but will serve the proposed new housing development on adjacent land.</p> <p>SA 6 The allocation will provide land for a new primary school to serve the adjacent housing development proposal.</p> <p>SA 7 At this stage it is not certain whether the new primary school will provide Welsh medium educational opportunities, but there is potential for it to do so.</p> <p>SA 8 There will be employment opportunities provided at the new primary school.</p> <p>SA 12 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 14 The new school is not proposed for a site particularly close to major rivers or the coast. The nearest main river is the Western Cleddau. The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 15 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 16 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 17 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 18 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 19 The new school should be developed in a manner that is compatible with the SA Objective, particularly in relation to the landscape impact aspect.</p> <p>SA 20 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 21 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>Overall assessment, potential changes and recommendation: The main positive benefit of this allocation in an SA Objectives context will be that it provides educational facilities for primary school-age children to serve the adjacent housing development. There is potential for this to also bring benefits in terms of reducing the need to travel and promoting sustainable travel. There are many other SA Objectives whose requirements should be taken into</p>
-----------	--

	consideration in conjunction with development of the new school. There are a few SA Objectives that do not relate to the allocation.
--	--

Site Ref and Name	Assessment in relation to SA Objectives
CF/095/LDP2/01 New Welsh Medium Primary School, Pembroke (2.14ha)	<p>SA 1 This allocation will provide land for development of a new primary school. In itself the new school will not deliver a balanced population structure but it will provide an essential service to meet requirements arising on the housing development site.</p> <p>SA 2 The allocation is not directly related to this SA Objective. However, provision of education facilities will indirectly contribute to health and wellbeing aspirations.</p> <p>SA 3 The new primary school will serve the adjacent housing development.</p> <p>SA 4 The proximity of the new school site to the housing it will serve will reduce the need to travel and provide opportunities to use sustainable modes of transport for the shorter local journeys required by primary school pupils.</p> <p>SA 5 The allocation will not provide housing, but will serve the proposed new housing development on adjacent land.</p> <p>SA 6 The allocation will provide land for a new primary school to serve the adjacent housing development proposal.</p> <p>SA 7 This new primary school will provide Welsh medium educational opportunities and therefore positively contributes to this objective.</p> <p>SA 8 There will be employment opportunities provided at the new welsh medium primary school.</p> <p>SA 12 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 14 The new school is not proposed for a site particularly close to major rivers or the coast. The nearest main river is the Western Cleddau. The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 15 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 16 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 17 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 18 The new school should be developed in a manner that is compatible with the SA Objective.</p>

	<p>SA 19 The new school should be developed in a manner that is compatible with the SA Objective, particularly in relation to the landscape impact aspect.</p> <p>SA 20 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 21 The new school should be developed in a manner that is compatible with the SA Objective.</p> <p>Overall assessment, potential changes and recommendation: The main positive benefit of this allocation in an SA Objectives context will be that it provides educational facilities for a Welsh medium primary school-age children. There is potential for this to also bring benefits in terms of reducing the need to travel and promoting sustainable travel. There are many other SA Objectives whose requirements should be taken into consideration in conjunction with development of the new school. There are a few SA Objectives that do not relate to the allocation.</p>
<p>CF/095/LDP2/01</p> <p>Adjacent to Lamphey School, Pembroke</p> <p>(0.33ha)</p>	<p>SA 1 This allocation will provide land for development of an extension to the existing school and car park. In itself the new school will not deliver a balanced population structure but it will provide an essential service to meet requirements arising on the housing development site.</p> <p>SA 2 The allocation is not directly related to this SA Objective. However, provision of education facilities will indirectly contribute to health and wellbeing aspirations.</p> <p>SA 3 The extension to the existing primary school and car park will serve the adjacent housing development.</p> <p>SA 4 The proximity of the extension to the school site to the housing it will serve will reduce the need to travel and provide opportunities to use sustainable modes of transport for the shorter local journeys required by primary school pupils.</p> <p>SA 5 The allocation will not provide housing, but will serve the proposed new housing development on adjacent land.</p> <p>SA 6 The allocation will provide land for a new primary school to serve the adjacent housing development proposal.</p> <p>SA 7 It is not known whether the extension will provide Welsh medium educational opportunities.</p> <p>SA 8 There will be employment opportunities provided at the extension to the existing primary school.</p> <p>SA 12 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 14 The extension is not proposed for a site particularly close to major rivers or the coast. The nearest main river is the Western Cleddau. The extension should be developed in a manner that is compatible with the SA Objective.</p>

	<p>SA 15 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 16 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 17 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 18 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 19 The extension should be developed in a manner that is compatible with the SA Objective, particularly in relation to the landscape impact aspect.</p> <p>SA 20 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>SA 21 The extension should be developed in a manner that is compatible with the SA Objective.</p> <p>Overall assessment, potential changes and recommendation: The main positive benefit of this allocation in an SA Objectives context will be that it provides educational facilities for an extension for primary school-age children. There is potential for this to also bring benefits in terms of reducing the need to travel and promoting sustainable travel. There are many other SA Objectives whose requirements should be taken into consideration in conjunction with development of the extension and car park. There are a few SA Objectives that do not relate to the allocation.</p>
--	--

Transport Routes and Improvements - GN 30 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
TS/LDP2/01 Llanddewi Velfrey to Penblewin A.40 Trunk Road Bypass	0	?	0	-	0	+	0	+	+	-	?	?	0	0	0	?	-	-	-	-	-
TS/LDP2/02	0	?	0	-	0	+	0	+	+	-	?	?	0	0	0	?	-	--	-	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
Blackbridge Access and Waterston Bypass																					
TS/LDP2/03 Well Hill Improvement, Pembroke	0	?	0	+	0	+	0	+	+	-	?	?	0	0	0	?	?	-	?	-	-
TS/LDP2/04 Milford Haven Public Transport Interchange	0	+	0	++	0	+	0	+	+	++	+	+	0	0	0	?	?	?	?	?	?
TS/LDP2/05 Haverfordwest Bus and Rail Interchange	0	+	0	++	0	+	0	+	+	++	+	+	0	0	0	?	?	?	?	?	?
TS/LDP2/06 Haverfordwest to Narberth Shared Use Path	0	+	0	++	0	+	0	+	+	++	+	+	0	0	0	?	?	?	?	?	?
TS/LDP2/07 Pembroke Dock Train Station Car Park Extension	0	+	0	++	0	+	0	+	+	++	+	+	0	0	0	?	?	?	?	?	?

Transport Routes and Improvements - GN 30 – Full Assessments

Site Ref and Name	Assessment in relation to SA Objectives
<p>Llanddewi Velfrey to Penblewin A.40 Trunk Road Bypass</p> <p>TS/LDP2/01</p> <p>Road scheme</p>	<p>SA 2 There may be some positive benefits if this Trunk Road improvement scheme improves access to healthcare and recreation opportunities. Whether it will benefit human health and wellbeing or lead to a clean and healthy environment is debateable, although by taking traffic out of the centre of a settlement and improving traffic flows may bring some benefits.</p> <p>SA 4 The road scheme is unlikely to impact on the need to travel. The main purpose of the scheme is to take strategic traffic away from a settlement, rather than to promote sustainable travel.</p> <p>SA 6 There may be some positive benefits, as this Trunk Road improvement scheme will take traffic away from the centre of a village, to the benefit of the residents in that community. It may also improve journey times to key services and facilities.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 This road scheme will help to improve journey times on a strategic road and thus will indirectly benefit the local economy.</p> <p>SA 10 This road scheme is unlikely to meet the requirements of this SA Objective.</p> <p>SA 11 This road scheme will improve air quality in Llanddewi Velfrey village, but is unlikely to improve air quality in a broader sense.</p> <p>SA 12 This road scheme will reduce pollution in Llanddewi Velfrey village, but is unlikely to reduce waste or pollution in a broader sense.</p> <p>SA 16 The impact of the road scheme in the context of this SA Objective is uncertain. The new alignment will seek to minimise land take and use land as efficiently as possible.</p> <p>SA 17 This road scheme will be a major construction project, with significant cut and fill operations. Any soil lost during the construction process should be stored for re-use in the completed scheme. It is likely that there will be some losses in the context of this SA Objective.</p> <p>SA 18 Potential biodiversity impacts will be taken into consideration during this major construction project and mitigation will need to be provided.</p>

	<p>SA 19 This road scheme will be a major construction project, with impacts on landscape and geological heritage along and near the new alignment. Suitable mitigation will be required.</p> <p>SA 20 The new road alignment will be constructed in accordance with best practice for such construction projects. However, there is unlikely to be a relationship to the built heritage of the area, although an attractive, modern, design can be expected.</p> <p>SA 21 The new road alignment will be constructed in accordance with best practice for such construction projects. However, there is unlikely to be a relationship to the built heritage of the area, although an attractive, modern, design can be expected.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of taking strategic traffic out of the centre of a village, improving journey times on a strategic road and providing employment opportunities during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. The main concerns in an SA context are in terms of impacts on soils, biodiversity, landscape, geology and built heritage – mitigation linked to high quality design will be required.</p>
<p>Blackbridge Access and Waterston Bypass</p> <p>TS/LDP2/02</p> <p>Road scheme</p>	<p>SA 2 Whether this road scheme will benefit human health and wellbeing or lead to a clean and healthy environment is debateable, although by taking traffic out of the centre of a settlement may bring some benefits.</p> <p>SA 4 The road scheme is unlikely to impact on the need to travel. The main purpose of the scheme is to take industrial traffic away from a settlement, rather than to promote sustainable travel.</p> <p>SA 6 There may be some positive benefits, as this road scheme will take traffic away from the centre of a village, to the benefit of the residents in that community</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 This road scheme will provide a new road access to a strategic employment allocation, which will indirectly benefit the local economy.</p> <p>SA 10 This road scheme is unlikely to meet the requirements of this SA Objective.</p> <p>SA 11 This road scheme will improve air quality in Waterston village, but is unlikely to improve air quality in a broader sense.</p> <p>SA 12 This road scheme will reduce pollution in Waterston village, but is unlikely to reduce waste or pollution in a broader sense.</p>

	<p>SA 16 The impact of the road scheme in the context of this SA Objective is uncertain. The new alignment will seek to minimise land take and use land as efficiently as possible.</p> <p>SA 17 This road scheme will be a major construction project. Any soil lost during the construction process should be stored for re-use in the completed scheme. It is likely that there will be some losses in the context of this SA Objective.</p> <p>SA 18 There are significant concerns regarding potential biodiversity losses in conjunction with this road scheme. These will be taken into consideration during this major construction project and mitigation will need to be provided.</p> <p>SA 19 This road scheme will be a major construction project, with impacts on landscape and geological heritage along and near the new alignment. Suitable mitigation will be required.</p> <p>SA 20 The new road alignment will be constructed in accordance with best practice for such construction projects. However, there is unlikely to be a relationship to the built heritage of the area.</p> <p>SA 21 The new road alignment will be constructed in accordance with best practice for such construction projects. However, there is unlikely to be a relationship to the built heritage of the area.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of taking strategic traffic out of the centre of a village, providing adequate road access to a strategic employment allocation and providing employment opportunities during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. The main concerns in an SA context are in terms of impacts on soils, biodiversity, landscape, geology and built heritage – mitigation linked to high quality design will be required. The possible biodiversity losses are a particular concern.</p>
<p>Well Hill Improvement, Pembroke</p> <p>TS/LDP2/03</p> <p>Road and footpath scheme</p>	<p>SA 2 This local road and footpath scheme will improve the movement of vehicular traffic and pedestrians in a busy location in Pembroke. However, the benefits in the context of this SA Objective are uncertain.</p> <p>SA 4 The road and footpath scheme is unlikely to impact on the need to travel. The main purpose of the scheme is to improve traffic flow and the pedestrian environment in a busy location in Pembroke, so there will be some benefits in a sustainable travel context.</p> <p>SA 6 There may be some positive benefits, as this road and footpath scheme will improve traffic flows within Pembroke and enhance the pedestrian environment.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p>

	<p>SA 9 This road and footpath scheme will improve traffic flows in Pembroke, which will benefit that town and the industrial sites on the southern shore of the Milford Haven Waterway.</p> <p>SA 10 This road and footpath scheme is unlikely to meet the requirements of this SA Objective.</p> <p>SA 11 This road and footpath scheme is unlikely to make a significant difference to air quality in Pembroke.</p> <p>SA 12 This road and footpath scheme is unlikely to make a significant difference to levels of waste or pollution in Pembroke.</p> <p>SA 16 The impact of the road and footpath scheme in the context of this SA Objective is uncertain. The new alignment will seek to minimise land take and use land as efficiently as possible. The outcome should be improved traffic flows and pedestrian environment in this part of Pembroke.</p> <p>SA 17 Little of the original soil cover in this area is likely to have survived earlier phases of construction in this part of Pembroke.</p> <p>SA 18 Biodiversity consideration will be taken into account during the implementation of this road and footpath improvement project in Pembroke. Mitigation may need to be provided.</p> <p>SA 19 This road and footway scheme is unlikely to have a significant impact on landscape or geology.</p> <p>SA 20 The new road alignment will be constructed in accordance with best practice for such construction projects. An unlisted but nonetheless historic property of local interest, close to the road and footpath realignment, is likely to be affected.</p> <p>SA 21 The new road alignment will be constructed in accordance with best practice for such construction projects. An unlisted but nonetheless historic property of local interest, close to the road and footpath realignment, is likely to be affected.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of improving traffic flows in Pembroke and enhancing opportunities for pedestrian movement within the town. Employment opportunities will be provided during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. The main concerns in an SA context are in terms of potential biodiversity and historic building impacts.</p>
Milford Haven Public Transport Interchange	<p>SA 2 This public transport interchange scheme will improve opportunities for sustainable travel and indirectly improve human health and wellbeing, access to healthcare and recreation opportunities and provision of a clean and healthy environment.</p>

<p>TS/LDP2/04</p> <p>Public transport interchange</p>	<p>SA 4 The public transport interchange scheme will encourage sustainable travel.</p> <p>SA 6 The public transport interchange scheme will improve access to key services and facilities.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 The public transport interchange scheme will improve opportunities for sustainable travel in Milford Haven, which will help support a sustainable and diverse local economy.</p> <p>SA 10 This public transport interchange scheme will provide enhanced opportunities for sustainable travel and will provide part of the local response to climate change.</p> <p>SA 11 This public transport interchange scheme will improve opportunities for sustainable travel and may therefore help to improve air quality.</p> <p>SA 12 This public transport interchange scheme is unlikely to make a significant difference to levels of waste but may reduce pollution if it encourages modal shift to more sustainable travel forms.</p> <p>SA 16 The impact of the public transport interchange scheme in the context of this SA Objective is uncertain. It will provide enhanced opportunities for sustainable travel, which could reduce air pollution.</p> <p>SA 17 Little of the original soil cover in this area is likely to have survived earlier phases of construction in this part of Milford Haven.</p> <p>SA 18 There is unlikely to be significant biodiversity interest within this site, but biodiversity should nonetheless be considered, as there are nearby areas of importance for nature conservation.</p> <p>SA 19 This public transport interchange scheme is unlikely to have a significant impact on landscape or geology.</p> <p>SA 20 The new public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p> <p>SA 21 The new public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of enhancing opportunities for sustainable travel. This may have wider benefits, as sustainable travel can form part of a response to climate change and may reduce pollution. Employment opportunities will be provided during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain</p>
---	---

	and there are also some SA Objectives that cannot be related to this proposal at all. This is an urban, brownfield, site with little quality in terms of soils, biodiversity and the historic environment.
<p>Haverfordwest Bus and Rail Interchange</p> <p>TS/LDP2/05</p> <p>Public transport interchange</p>	<p>SA 2 This public transport interchange scheme will improve opportunities for sustainable travel and indirectly improve human health and wellbeing, access to healthcare and recreation opportunities and provision of a clean and healthy environment.</p> <p>SA 4 The public transport interchange scheme will encourage sustainable travel.</p> <p>SA 6 The public transport interchange scheme will improve access to key services and facilities.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 The public transport interchange scheme will improve opportunities for sustainable travel in Haverfordwest, which will help support a sustainable and diverse local economy.</p> <p>SA 10 This public transport interchange scheme will provide enhanced opportunities for sustainable travel and will provide part of the local response to climate change.</p> <p>SA 11 This public transport interchange scheme will improve opportunities for sustainable travel and may therefore help to improve air quality.</p> <p>SA 12 This public transport interchange scheme is unlikely to make a significant difference to levels of waste but may reduce pollution if it encourages modal shift to more sustainable travel forms.</p> <p>SA 16 The impact of the public transport interchange scheme in the context of this SA Objective is uncertain. It will provide enhanced opportunities for sustainable travel, which could reduce air pollution.</p> <p>SA 17 Little of the original soil cover in this area is likely to have survived earlier phases of construction in this part of Haverfordwest.</p> <p>SA 18 There is unlikely to be significant biodiversity interest within this site, but biodiversity should nonetheless be considered, not least because of the proximity of the Cartlett Brook river corridor.</p> <p>SA 19 This public transport interchange scheme is unlikely to have a significant impact on landscape or geology.</p> <p>SA 20 The new public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p>

	<p>SA 21 The new public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of enhancing opportunities for sustainable travel. This may have wider benefits, as sustainable travel can form part of a response to climate change and may reduce pollution. Employment opportunities will be provided during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. This is an urban, brownfield, site with little quality in terms of soils, biodiversity and the historic environment.</p>
<p>Havefordwest to Narberth Shared Use Path</p> <p>TS/LDP2/06</p> <p>Shared use path</p>	<p>SA 2 This shared use path scheme will improve opportunities for sustainable travel and indirectly improve human health and wellbeing, access to healthcare and recreation opportunities and provision of a clean and healthy environment.</p> <p>SA 4 The shared use path scheme will encourage sustainable travel.</p> <p>SA 6 The shared use path scheme may improve access to key services and facilities, but that is not its primary purpose.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 The shared use path scheme will improve opportunities for sustainable travel in mid Pembrokeshire, which will help support a sustainable and diverse local economy.</p> <p>SA 10 This shared use path scheme will provide enhanced opportunities for sustainable travel and will provide part of the local response to climate change.</p> <p>SA 11 This shared use path scheme will improve opportunities for sustainable travel and may therefore help to improve air quality.</p> <p>SA 12 This shared use path scheme is unlikely to make a significant difference to levels of waste but may reduce pollution if it encourages modal shift to more sustainable travel forms.</p> <p>SA 16 The impact of the shared use path scheme in the context of this SA Objective is uncertain. It will provide enhanced opportunities for sustainable travel, which could reduce air pollution.</p> <p>SA 17 The route of this shared use path scheme is long and covers a variety of terrain. Efforts should be made to ensure that where the path diverges from an existing route, soil quality and quantity is protected wherever feasible.</p> <p>SA 18 There is likely to be significant biodiversity interest along this shared use path, which should be protected and enhanced wherever possible.</p>

	<p>SA 19 This shared use path scheme is unlikely to have a significant impact on landscape or geology. It should be designed in a manner that melds with both.</p> <p>SA 20 The shared use path should be constructed in accordance with best practice for such projects, paying due regard to the historic environment and built heritage along its route.</p> <p>SA 21 The shared use path should be constructed in accordance with best practice for such projects, paying due regard to the historic environment and built heritage along its route.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of enhancing opportunities for low impact, sustainable, leisure travel. This may have wider benefits, as sustainable travel can form part of a response to climate change and may reduce pollution. Employment opportunities will be provided during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. The alignment of this scheme takes in many different types of landscape, soil and geology and will run through areas of biodiversity importance.</p>
<p>Pembroke Dock Train Station Car Park Extension</p> <p>TS/LDP2/07</p> <p>Public transport interchange</p>	<p>SA 2 This extension to an existing public transport interchange scheme will improve opportunities for sustainable travel and indirectly improve human health and wellbeing, access to healthcare and recreation opportunities and provision of a clean and healthy environment.</p> <p>SA 4 The extension to the public transport interchange scheme will encourage sustainable travel.</p> <p>SA 6 The extension to the public transport interchange scheme will improve access to key services and facilities.</p> <p>SA 8 There will be employment opportunities during the construction phase of this scheme.</p> <p>SA 9 The extension to the public transport interchange scheme will improve opportunities for sustainable travel in Pembroke Dock, which will help support a sustainable and diverse local economy</p> <p>SA 10 This extension to an existing public transport interchange scheme will provide enhanced opportunities for sustainable travel and will provide part of the local response to climate change.</p> <p>SA 11 This extension to an existing public transport interchange scheme will improve opportunities for sustainable travel and may therefore help to improve air quality.</p> <p>SA 12 This extension to an existing public transport interchange scheme is unlikely to make a significant difference to levels of waste but may reduce pollution if it encourages modal shift to more sustainable travel forms.</p>

	<p>SA 16 The impact of the extension to the public transport interchange scheme in the context of this SA Objective is uncertain. It will provide enhanced opportunities for sustainable travel, which could reduce air pollution.</p> <p>SA 17 Little of the original soil cover in this area is likely to have survived earlier phases of construction in this part of Pembroke Dock.</p> <p>SA 18 There is unlikely to be significant biodiversity interest within this site, but biodiversity should nonetheless be considered.</p> <p>SA 19 This extension to an existing public transport interchange scheme is unlikely to have a significant impact on landscape or geology.</p> <p>SA 20 The extension to the public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p> <p>SA 21 The extension to the public transport interchange will be constructed in accordance with best practice for such construction projects. This site retains little historic interest from earlier phases of building.</p> <p>Overall assessment, potential changes and recommendation: The main benefits of this scheme in a SA Objectives context will be in terms of enhancing opportunities for sustainable travel. This may have wider benefits, as sustainable travel can form part of a response to climate change and may reduce pollution. Employment opportunities will be provided during the construction phase. Beyond that, the impacts in relation to several other SA Objectives are uncertain and there are also some SA Objectives that cannot be related to this proposal at all. This is an urban, brownfield, site with little quality in terms of soils, biodiversity and the historic environment.</p>
--	---

Working of Minerals – GN 31 – Summary Table

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
MN/000/LDP2/001 Trefigin Quarry extension	0	0	0	0	++	++	++	++	++	0	0	?	?	?	?	?	-	-	-	-	-

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
MN/000/LDP2/002 Pallau and Mount Farm	0	0	0	0	++	++	++	++	++	0	0	?	?	?	?	?	-	-	-	-	-

Working of Minerals – GN 31 – Full Assessments

Site Ref and Name	Assessment in relation to SA Objectives
Trefigin Quarry extension MN/000/LDP2/001 (9.3 ha)	<p>SA 4 The allocation is not related to this SA Objective. Nonetheless, transportation of materials from mineral working sites is an important issue and should be undertaken in the most sustainable manner possible.</p> <p>SA 5 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. Terrestrial sand and gravel is in short supply in SW Wales and this allocation has the potential to address this issue.</p> <p>SA 6 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. New housing is an element of the building of safe, vibrant and cohesive communities.</p> <p>SA 7 This proposal would potentially bring economic benefits and jobs to a part of the County in which the Welsh language and culture has a strong presence.</p> <p>SA 8 This allocation will potentially safeguard jobs at the existing quarry over a longer time period.</p> <p>SA 9 This allocation will help to support a sustainable and diverse local economy.</p> <p>SA 12 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 13 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p>

	<p>SA 14 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 15 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 16 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 17 There is no current quarrying of minerals on this site. Future quarrying activity would inevitably involve the removal of the soil overburden to reach the mineral resource. This material should be set aside for eventual re-use once quarrying ceases, but there would inevitably be some loss to quality involved in the removal, storage and reinstatement processes.</p> <p>SA 18 Although this site is not protected for its biodiversity value, there will inevitably be some loss to biodiversity value if it becomes the focus for future quarrying activity. There might eventually be opportunities to restore some of those losses during and after the restoration and after-use phases at the end of the quarrying operation.</p> <p>SA 19 There is no current quarrying of minerals on this site. Future quarrying will inevitably result in landscape impacts and expose previously unseen parts of the geological heritage. Proximity to the Pembrokeshire Coast National Park is a significant consideration at this site. Consultation with the National Park Authority has shown that there is intervisibility between this site and various National Park locations. The National Park Authority has indicated that this would need to be addressed through mitigation measures.</p> <p>SA 20 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p> <p>SA 21 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p> <p>Overall assessment, potential changes and recommendation: The potential positive impacts of this allocation from an SA perspective would be in terms of providing materials to facilitate new building, particularly of housing, and providing economic prosperity and jobs. There might also be Welsh language benefits. There is uncertainty over the potential impacts of the allocation for several SA Objectives, while the allocation is not related to some other SA Objectives. The main negative impacts will be in terms of loss of soil quality and quantity, impacts on biodiversity, landscape impacts (particularly in terms of proximity to the National Park) and possible impacts on the historic environment.</p>
--	--

<p>Pallau and Mount Farm, Eglwysrw MN/000/LDP2/002 (13.31 ha)</p>	<p>SA 4 The allocation is not related to this SA Objective. Nonetheless, transportation of materials from mineral working sites is an important issue and should be undertaken in the most sustainable manner possible.</p> <p>SA 5 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. Terrestrial sand and gravel is in short supply in SW Wales and this allocation has the potential to address this issue.</p> <p>SA 6 Provision of new housing, including affordable housing, is dependent on the supply of the minerals to facilitate its construction. New housing is an element of the building of safe, vibrant and cohesive communities.</p> <p>SA 7 This proposal would potentially bring economic benefits and jobs to a part of the County in which the Welsh language and culture has a strong presence.</p> <p>SA 8 This allocation will potentially provide new jobs in the future.</p> <p>SA 9 This allocation will help to support a sustainable and diverse local economy.</p> <p>SA 12 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 13 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 14 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 15 This allocation is not particularly close to any major river or the coast. Nonetheless, any future quarrying of minerals on the allocated site would be expected to meet the requirements of this SA Objective.</p> <p>SA 16 There is no current quarrying of minerals on this site. Future quarrying of minerals on the allocated site would be expected to be carried out in a manner that meets the requirements of this SA Objective.</p> <p>SA 17 There is no current quarrying of minerals on this site. Future quarrying activity would inevitably involve the removal of the soil overburden to reach the mineral resource. This material should be set aside for eventual re-use once quarrying ceases, but there would inevitably be some loss to quality involved in the removal, storage and reinstatement processes.</p>
---	---

	<p>SA 18 Although this site is not protected for its biodiversity value, there will inevitably be some loss to biodiversity value if it becomes the focus for future quarrying activity. There might eventually be opportunities to restore some of those losses during and after the restoration and after-use phases at the end of the quarrying operation.</p> <p>SA 19 There is no current quarrying of minerals on this site. Future quarrying will inevitably result in landscape impacts and expose previously unseen parts of the geological heritage. Proximity to the Pembrokeshire Coast National Park is a significant consideration at this site. Consultation with the National Park Authority has shown that there is intervisibility between this site and the National Park. The National Park Authority has indicated that this would need to be addressed through mitigation measures.</p> <p>SA 20 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p> <p>SA 21 A future quarrying operation would need to be carried out in a manner which minimised impacts on the local built heritage. Site restoration and after-use might provide opportunities to further reduce such impacts in the long-term.</p> <p>Overall assessment, potential changes and recommendation: The potential positive impacts of this allocation from an SA perspective would be in terms of providing materials to facilitate new building, particularly of housing, and providing economic prosperity and jobs. There might also be Welsh language benefits. There is uncertainty over the potential impacts of the allocation for several SA Objectives, while the allocation is not related to some other SA Objectives. The main negative impacts will be in terms of loss of soil quality and quantity, impacts on biodiversity, landscape impacts (particularly in terms of proximity to the National Park) and possible impacts on the historic environment.</p>
--	--

Waste Management Facilities - GN 46 – Summary Table – some sites are also included as Strategic Employment Provision (SP 13) and Employment Allocations (GN 7), however they have been reassessed for a potential waste use.

Site Ref and Name	SA Obj 1	SA Obj 2	SA Obj 3	SA Obj 4	SA Obj 5	SA Obj 6	SA Obj 7	SA Obj 8	SA Obj 9	SA Obj 10	SA Obj 11	SA Obj 12	SA Obj 13	SA Obj 14	SA Obj 15	SA Obj 16	SA Obj 17	SA Obj 18	SA Obj 19	SA Obj 20	SA Obj 21
EMP/146/00001 Waterston Industrial Estate (9.52 ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy) (159.14 ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/000/00004 Waterston – tank farm and LNG (177.35 ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/095/00001 Pembroke Power Station Site (139.35 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/096/00005	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0

Kingswood Industrial Estate, Pembroke Dock (8.31 ha)																					
EMP/096/00006 Waterloo and London Road Industrial Estate, Pembroke Dock (19.41 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/096/00002 Pembroke Dockyard (28.95 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	?
EMP/000/00002 Valero Refinery, Rhoscrowther (222.60 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/034/00006 Celtic Link Business Park, Scleddau (13.29 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
S/EMP/136/00001 Trecwn (21.22 Ha)	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0
EMP/030/00001	0	?	0	?	0	0+	0	+	+	?	?	+	+	?	0	0	?	?	0	+	0

Parc Gwynfryn, Crymymch (6.92Ha)																				
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Waste Management Facilities - GN 46 – Full Assessments

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/000/00003</p> <p>Milford Haven petro-chemical storage facility (Puma Energy)</p> <p>(159.14 ha)</p>	<p>SA 2 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.</p> <p>SA 4 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 a strategic employment facility (S/EMP/000/0003) therefore, by locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p>

	<p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 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 will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The site is within an established industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/146/00001</p> <p>Waterston Industrial Estate</p> <p>(9.52 ha)</p>	<p>SA 2 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. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.</p> <p>SA 4 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.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p>

	<p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 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.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/000/00004</p> <p>Waterston – tank farm and LNG</p> <p>(177.35 ha)</p>	<p>SA 2 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.</p> <p>SA 4 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 a strategic employment facility (S/EMP/000/0003) therefore, by locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 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.</p> <p>SA 17 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.</p>

	<p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is largely within an established industrial site, and extends the area to the west.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/095/00001</p> <p>Pembroke Power Station Site</p> <p>(139.35 Ha)</p>	<p>SA 2 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.</p> <p>SA 4 Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as rail or water should also be explored.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p>

	<p>SA 13 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.</p> <p>SA 14 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. Part of this site is recognised as having the potential to be affected by long term coastal change, which will be a consideration beyond the lifetime of the plan.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Part of this site is recognised as having the potential to be affected by long term coastal change, which will be a consideration beyond the lifetime of the plan.</p> <p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is largely within an established industrial site, and extends the allocated area to the north and establishes the potential for a connection to the Haven.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest and this will be a consideration.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/096/00005</p> <p>Kingswood Industrial Estate, Pembroke Dock</p> <p>(8.31 ha)</p>	<p>SA 2 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. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.</p> <p>SA 4 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. By locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 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.</p> <p>SA 17 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.</p>

	<p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest and this will be a consideration.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/096/00006</p> <p>Waterloo and London Road Industrial Estate, Pembroke Dock</p> <p>(19.41 Ha)</p>	<p>SA 2 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.</p> <p>SA 4 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. By locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p>

	<p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. The site is partly located within an area considered to be at risk from coastal inundation within the very long term and future planning will need to account for this potential.</p> <p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest and this will be a consideration.</p>
Overall assessment, potential changes and recommendation	<p>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</p>

	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 Ref and Name (area in ha)	Assessment in relation to SA Objectives
EMP/096/00002 Pembroke Dockyard (28.95 Ha)	<p>SA 2 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.</p> <p>SA 4 Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as water based should also be explored. By locating complementary facilities this would minimise traffic and mileage impacts.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. The site is partly located within an area considered to be at risk from coastal inundation within the very long term and future planning will need to account for this potential.</p> <p>SA 16 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.</p>

	<p>SA 17 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.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is within the Milford Haven historic landscape and also within an existing industrial site.</p> <p>SA 20 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.</p> <p>SA 21 The Site is within the Milford Haven Waterway landscape of historic interest and also within an existing industrial site. It also lies within the Pembroke Dock Conservation Area and has significant numbers of listed buildings and several scheduled monuments. It lies within the Milford Haven Waterway landscape of Historic Interest and this will be a significant consideration in the acceptability of future proposals.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/000/00002</p> <p>Valero Refinery, Rhoscrowther</p> <p>222.60</p>	<p>SA 2 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.</p> <p>SA 4 Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as via water should also be explored.</p> <p>SA 8 The allocation will provide employment opportunities.</p>

	<p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is in proximity of the Pembrokeshire Marine SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The Site is largely within an established industrial site and retains existing water access to the Haven</p> <p>SA 20 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment, although it lies within the Milford Haven Waterway landscape of Historic Interest and this will be a consideration.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/034/00006</p> <p>Celtic Link Business Park, Scleddau</p> <p>(13.29 Ha)</p>	<p>SA 2 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.</p> <p>SA 4 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.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 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.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 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.</p>

	<p>SA 17 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.</p> <p>SA 18 Policies will exist to ensure that the biodiversity resource is protected and enhanced. The site is near the Cleddau Rivers SAC. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal will be undertaken, however further assessment would need to be undertaken at project level.</p> <p>SA 19 The site is partly within an established industrial site.</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>S/EMP/136/00001</p> <p>Trecwn</p> <p>(21.22 Ha)</p>	<p>SA 2 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. 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.</p> <p>SA 4 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.</p>

	<p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 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.</p> <p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 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.</p> <p>SA 16 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.</p> <p>SA 17 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.</p> <p>SA 18 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.</p> <p>Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations.</p> <p>SA 19 The site is partly within an established industrial site. There are no landscape designations. Policies on design will ensure no adverse effects on the landscape.</p>
--	--

	<p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

Site Ref and Name (area in ha)	Assessment in relation to SA Objectives
<p>EMP/030/00001</p> <p>Parc Gwynfryn, Crymych</p> <p>(6.92 Ha)</p>	<p>SA 2 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.</p> <p>SA 4 Proposals for new development at this site 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. This site is located off the A478.</p> <p>SA 8 The allocation will provide employment opportunities.</p> <p>SA 10 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.</p> <p>SA 11 The facility could produce emissions to air; these emissions would be regulated and controlled.</p> <p>SA 12 The allocation may process waste arisings. Risk of pollution will need to be mitigated. Policies will need to ensure that development has no significant adverse impact on water quality.</p>

	<p>SA 13 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.</p> <p>SA 14 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.</p> <p>SA 15 Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.</p> <p>SA 16 Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Re-development may require remediation which would bring positive environmental impacts and mitigation would be in place for potential contamination.</p> <p>SA 17 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.</p> <p>SA 18 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.</p> <p>SA 19 There are no landscape designations. Policies on design will ensure no adverse effects on the landscape.</p> <p>SA 20 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. 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.</p> <p>SA 21 The site is unlikely to impact upon the built heritage and historic environment.</p>
Overall assessment, potential changes and recommendation	<p>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.</p>

APPENDIX 7: SA Report Consultation Comments Form

Please use this form/format to provide comments on the Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the Deposit Plan. All comments will be made available to the public and cannot be treated as confidential. All forms/comments to be returned by the 11th March 2020.

Contact details	
Name	
Address	
Postcode	
Email	
Phone	
Organisation	
Ref (office use only)	

Development Plans Fair Processing Notice. This notice explains why we collect and keep your personal information, how your information is used and what we do with the information we collect.

<https://www.pembrokeshire.gov.uk/privacy-promise/departmental-privacy-notice>

Please consider the following questions, referring to the paragraph number where appropriate, and continue on a separate sheet if necessary.

Please consider the following questions, referring to the paragraph number where appropriate, and continue on a separate sheet if necessary.
Question 1: Assessment of LDP Vision and Objectives Do you have any comments on the LDP Vision assessment? Do you have any comments on the compatibility assessment of the LDP Objectives against the Sustainability Appraisal Objectives?
(Please continue on a separate sheet if necessary)

Question 2: Assessment of LDP Preferred Option

Do you have any comments on the appraisal of the LDP Preferred Option?

(Please continue on a separate sheet if necessary)

Question 3: Assessment of LDP Strategic Policies

Do you have any comments on the appraisal of the Strategic Policies?

(Please continue on a separate sheet if necessary)

Question 4: Assessment of LDP General Policies

Do you have any comments on the appraisal of the General Policies?

(Please continue on a separate sheet if necessary)

Question 5: Assessment of Allocations

Do you have any comments on the appraisal of the Allocations?

(Please continue on a separate sheet if necessary)

Question 6: Other comments

Do you have any other comments about the Sustainability Appraisal Report?

(Please continue on a separate sheet if necessary)

Thank you for your comments.

APPENDIX 8: 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 and SA Scoping Report Appendix 1.
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 and SA Scoping Appendix 2; Chapter 8 of this SA Report.
c) The environmental characteristics of areas likely to be significantly affected;	A / SA Scoping 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; 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. Chapter 1 of the LDP Deposit Plan.
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 the Initial SA Report. 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: Chapters 4-6 and Appendices of the Initial SA Report and this SA Report. SA of the draft vision and objectives, and strategic options.
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	B / Chapter 11 of this SA Report and later reports.
j) a non-technical summary of the information provided under the above headings.	B, C / Chapter 1 – a full non-technical summary is presented in this 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 assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).	C / Throughout SA Report.
Consultation:	A / SA Scoping Report

<ul style="list-style-type: none"> • 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). 	B, C / Initial SA Report and this SA Report.
<ul style="list-style-type: none"> • 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 Deposit Plan will be consulted on with this SA Report.
<ul style="list-style-type: none"> • 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.
<p>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:</p> <ul style="list-style-type: none"> • 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).cont'd) 	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.