

Contents

Background	3
Stage of Plan Preparation	3
Welsh Government Planning Policy Position.....	4
Strategy Implications	4
Vision and Objectives.....	4
Table 1: Assessment of LDP Objectives against WG priorities and actions for places post Covid-19	6
The Strategy	8
Evidence Base	8
Policies	9
Spatial Strategy	10
Conclusion.....	11
Next Steps	11
Appendix 1: Assessment of Evidence Base Sensitivity to Covid-19 Impacts	12
Appendix 2: Assessment of Strategic Policies Sensitivity to Covid-19 Impacts	22

Background

1. On the 23rd March 2020, the UK introduced a full lockdown in response to the global Covid-19 pandemic. The pandemic has caused significant loss of life in the UK and across the world. The resulting lockdown together with ongoing significant changes in everyday behaviours and routines are resulting in significant economic, social and cultural changes.
2. In July 2020, the Welsh Government Minister for Housing and Local Government sent a letter to all Local Authority Leaders and Chief Executives. In this letter, she requested that Local Authorities reflect on the impact of the pandemic on their areas and consider the consequences for LDPs under review or being implemented. The letter suggested that those LDPs currently undergoing review, which have not yet been submitted to the Planning Inspectorate for examination, should undertake an assessment of the evidence base, strategy and policies in terms of sensitivity to the consequences of the pandemic. This assessment should be submitted to the Welsh Government with requests to extend Delivery Agreements. Pembrokeshire County Council is one of the authorities whose LDP 2 is under review, but which has not yet submitted its replacement Plan to the Welsh Government.
3. This document is the Pembrokeshire County Council assessment of the implications of Covid-19 on Pembrokeshire's County Council's Local Development Plan 2, its evidence base, policies and strategy. It identifies which areas of the LDP's evidence base might require updating or where new research is necessary. It also sets out those areas where policy changes are likely as a response to the impacts of the pandemic and summarises the potential effects on the overall LDP strategy. This document should be read in conjunction with the Authority's revised Delivery Agreement (2020) which sets out a revised timetable and community involvement scheme for the Local Development Plan 2.

Stage of Plan Preparation

4. Pembrokeshire County Council consulted on its Deposit Plan between January 15th and 18th March 2020. The consultation was not affected by the lockdown introduced later in March. As a result of the consultation, the Local Planning Authority (LPA) received a significant volume of representations. There will be areas of the Plan that the LPA wishes to change, or on which it will need to gather additional evidence, as a direct result of representations received. In addition to this, there are specific areas of evidence base, policies and strategy that may require amendment because of sensitivity to the impacts of Covid-19.
5. The Authority has the opportunity to identify Focussed Changes that it wishes to make to the Deposit Plan. Following the updates to the evidence base identified below, the Authority intends to prepare Focussed Changes to the Plan for public consultation in Spring 2021. This will allow the Authority to introduce any changes identified as necessary to the Plan's policies and strategy. Following this consultation, the Authority will then submit the Deposit Plan as revised through Focussed Changes to the Welsh Government.

Welsh Government Planning Policy Position

6. The Welsh Government's national planning policy framework remains Planning Policy Wales as supported by Technical Advice Notes. In July 2020, Welsh Government released a document: Building Better Places, The Planning System Delivering Resilient and Brighter Futures, Place making and Covid-19 Recovery. The document sets out the Welsh Government's planning policy priorities that will assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document stresses the importance of building a greener cleaner society, with decarbonisation and social justice at its heart and which respects the environment, whilst giving people good places to live in which are accessible on foot, bike and public transport.
7. The document identifies particular areas of existing national policy that should be the focus of consideration and action, in order to act as a catalyst for a recovery across the pillars of sustainable development. The eight issues identified are:
 - **Staying local: creating neighbourhoods**
 - **Active travel: exercise and rediscovered transport methods**
 - **Revitalising our town centres**
 - **Digital places: the lockdown lifeline**
 - **Changing working practices: our future need for employment land**
 - **Reawakening Wales' tourism and cultural sectors**
 - **Green Infrastructure, health and well-being and ecological resilience**
 - **Improving air quality and soundscapes for better health and well-being.**

Strategy Implications

8. The LDP has been developed with a focus on sustainable development and to be in accordance with the Welsh Government Wellbeing of Future Generation goals and Pembrokeshire Well-being Plan objectives. The Deposit LDP was based on the policy context and key challenges identified from background evidence and consultation with stakeholders. The key challenges, which were developed into objectives for the Plan to meet, will be assessed against the Building Better Places document.

Vision and Objectives

9. The Vision of the Deposit LDP is:

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.

10. The Vision is considered to provide a distinctive and local perspective on the national policy framework, which seeks to tackle the key challenges facing Pembrokeshire. To deliver the Vision, 11 Objectives (A-J) were identified.
11. In order to ensure that the Vision and Objectives are relevant post-Covid-19 an assessment has been undertaken to identify if they cover the priorities and actions for places identified by Welsh Government in Building Better Places (Welsh Government, July 2020). See table 1 and the following commentary.

Table 1: Assessment of LDP Objectives against WG priorities and actions for places post Covid-19

WG Priorities	Staying local	Active travel	Revitalising our towns	Digital places	Changing working practices	Re-awakening Wales' tourism and cultural sectors	Green Infrastructure health and well-being and ecological resilience	Improving air quality and soundscape for better health and well-being
LDP Objective								
A) Mitigate and respond to the challenge of Climate Change	✓	✓		✓	✓		✓	✓
B) Delivery 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	✓	✓		✓				

WG Priorities	Staying local	Active travel	Revitalising our towns	Digital places	Changing working practices	Re-awakening Wales' tourism and cultural sectors	Green Infrastructure health and well-being and ecological resilience	Improving air quality and soundscape for better health and well-being
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.							√	

Staying Local: Creating neighbourhoods

12. This is fully covered by objectives for the Plan.

Active travel: exercise and rediscovered transport methods

13. Objectives H and I whilst not explicitly using the term active travel address this point.

Revitalising our Town Centres

14. This is fully covered by objectives for the Plan.

Digital places – the lockdown lifeline

15. The footnote to Objective I notes that Infrastructure includes mobile and broadband provision, transport improvements and sewerage capacity. The Objectives therefore recognise the importance of broadband connectivity.

Changing working practices – our future need for employment land

16. Objectives B, C, E,G and I reflect the Plan's recognition of the many changes that are taking place currently in Pembrokeshire's economy which may be exacerbated by Brexit and Covid-19. These changes include changing agricultural practices, the move towards a Green/Blue economy, an increased focus on the visitor economy and the need to support new start-ups. Whilst there is no specific reference to home working – this is encompassed by Objective B. The Plan has sought to achieve a flexible strategy that can adapt to the economic opportunities that will emerge in the next 15 years.

Reawakening Wales' tourism and cultural sectors

17. The Plan and its Objectives recognise the key role that tourism plays in the Pembrokeshire economy and the importance of cultural sectors.

Green Infrastructure, health and well-being and ecological resilience

18. The importance of addressing these issues is recognised in the Plan's objectives.

Improving air quality and soundscapes for better health and well-being

19. Improving air quality and soundscapes are not explicitly identified in the objectives, but form an essential part of delivering objectives B and H and will be delivered as a part of tackling climate change (objective A).

The Strategy

Evidence Base

20. The Authority has assessed its Evidence Base (see Appendix 1) and identified those areas with a sensitivity to Covid-19 and those areas where revised or updated assessments will be required.

21. The key areas of the evidence base that the Authority is seeking to re-assess, update or create as a direct consequence of Covid-19 are in relation to:

- a) Retail and Town Centres
- b) Housing Viability Assessments
- c) Housing Requirement
- d) Economy – strategic sites and specific sectors including Tourism
- e) Broadband provision, digital technology and telecommunications
- f) Open Space

Sustainable Strategy

22. LDP 2 proposes that growth should be distributed across the Plan area in accordance with a spatial strategy that promotes sustainable development. A key element of this is the Settlement Hierarchy, which groups settlements into different categories, based on the services and facilities found within them. The plan therefore already embeds many of the things that Welsh Government is advising Local Planning Authorities to consider in the context of the Covid-19 pandemic. For instance, by matching provision of new housing to availability of services and facilities, this will help people to stay local. In addition, in the context of sustainable travel, the settlement hierarchy has taken into consideration opportunities for active travel, so new housing provision will tend to favour locations where there are opportunities for walking, cycling and use of public transport. Connectivity between towns and smaller settlements will help with the revitalisation of town centres as places where people can meet safely and undertake a variety of activities.

Policies

23. The Strategic Policies of the Plan have been tested for their sensitivity to Covid-19; with identified actions for those areas where amendments may be necessary (see Appendix 2). The following policy areas may be amended through Focussed Changes as a specific response to the likely consequence of Covid-19:

- a) Specific Town Centre boundaries and frontages as well as retail policy wording
- b) Affordable housing targets and the requirements for individual sites set out within Development Sites and Infrastructure SPG following updated viability appraisals prepared in conjunction with site proponents
- c) The overall level of housing growth identified
- d) The overall level of employment land identified and jobs target.
- e) Specific housing allocations identified
- f) Specific policy wording on Employment, Tourism and Agriculture may change and specific allocations may be removed or added.
- g) Specific policy wording and requirements around broadband are likely to change to reflect the increased importance of remote working and updated information from broadband providers. References in the plan to digital technology and telecommunications will expand.
- h) Specific wording around Amenity open spaces and the opportunities linked to community growing schemes will be introduced. Detailed Place Plan SPG will be brought forward post LDP adoption to support communities' decision-making around open spaces in their areas. This will build on the Plan's existing evidence base set out in the Pembrokeshire Green Infrastructure Plan and the existing open space and green wedge designations.

24. Detailed Specific additional policy guidance in the form of Supplementary Planning Guidance to support GN. 13 Housing Mix, Space standards and requirements for Lifetime Home Standards around spaces within homes and outside space.
25. Other policy revisions may also be suggested as Focussed Changes a result of points made through representations to the Plan, and because of other contextual changes identified through the wider evidence base assessment.

Spatial Strategy

26. As set out in Paragraph 22, the Authority considers that the fundamental approach, which sits behind the Sustainable Settlement Strategy, included within the Plan addresses many of the issues that Welsh Government has highlighted as being key in terms of the response to Covid-19; this includes Staying Local and Active Travel. The Authority does not consider that there is likely to be a need to re-assess the 60/40 urban/rural spatial strategy set out within the LDP 2 Deposit Plan because of Covid-19, but will examine representations received on the strategy in response to the consultation.
27. The overall level of housing growth will be re-assessed in light of emerging evidence. Feedback from the Council's developer survey for 2020 indicated that whilst local developer's had had short term difficulties in accessing materials during Spring/Summer 2020, the majority of those surveyed did not consider that the pandemic was likely to impact on their short or medium term plans in terms of developing sites. Early evidence of house market sales has shown a rise in sales of properties in rural areas, but it is unclear whether job losses in conjunction with a recession will mean a longer term less buoyant housing market. It is also possible that changing market conditions will affect the viability of development sites; if build costs or land values and house prices vary. The Authority will update its Housing Availability report this year, and will also re-work its Viability evidence. The site proponents for large allocations have been asked to provide detailed Viability Appraisals for their sites to inform this work. The Plan's policies and monitoring framework also provide flexibility in relation to viability changes.
28. The Authority will re-consider both a revised Local Housing Market Assessment and Demographic data, including updates based on 2018-base population projections when assessing its housing strategy. Information from site proponents will inform an updated Housing Trajectory. In the longer term, it is possible that increases in job losses may exacerbate the already significant need for affordable housing in Pembrokeshire, however the Plan's strategy is already predicated on maximising delivery of affordable housing in the context of what is viable.
29. The level of employment land and policy approaches to existing and new sites will be re-assessed in light of emerging evidence. However at this stage it appears unlikely that additional evidence will indicate a need for changes that are significant enough to fundamentally change the Strategy of the Plan from that set out in the Deposit version.
30. Whilst Covid-19 may exacerbate specific issues such as a declining town centre or the need for broadband to ensure access to services and working from home, these

are issues already identified within the Plan. There may be a need to refine policy approaches in relation to some of these issues, but these changes are unlikely to affect fundamentally the wider strategy of the Plan. Covid-19 has also increased the focus on the importance of access to green infrastructure and appropriate spaces within housing. Again, these are issues already addressed within the LDP Deposit Plan and the Authority are likely to add to the existing approach in this area through Supplementary Planning Guidance, without significant changes to the Plan being required.

Conclusion

31. In summary, whilst the implications of Covid-19 are wide-ranging and in some cases have yet to fully emerge, the LDP 2 is based on a strategy which is focused on sustainable settlements, deliverability and ensuring flexibility for a range of scenarios across a 15 year period.
32. The Strategy and supporting Strategic Policies are generally in conformity with national planning policy as set out in Planning Policy Wales (Edition 10). The Vision is distinctive and this together with the objectives of the Plan cover all the priorities and actions identified in the Building Better Places document. Following updates to the evidence base amendments are likely to be required through Focussed Changes to strengthen or refine the focus of the Plan in specific areas as a response to Covid-19, but these are unlikely to result in significant strategic changes to the LDP.

Next Steps

33. The Authority is requesting an amended Delivery Agreement with a revised Timetable and Community Involvement Scheme. This revised Timetable reflects a need to undertake the additional work identified in this paper, prior to the publication of Focussed Changes. The revisions proposed to the Community Involvement Scheme, reflect the uncertainty around Covid-19 and the need to undertake future consultations in a socially distanced manner and potentially in the context of further lockdowns.

Appendix 1: Assessment of Evidence Base Sensitivity to Covid-19 Impacts

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
PCC and PCNPA Statement of Common Ground (2018)	Not sensitive	Update to reflect PCNPA Inspector's report and any changes introduced as FCs to PCCs Plan	An updated SOCG will be prepared prior to submission of the Pembrokeshire LDP.
Review Report	Not applicable	Welsh Government have advised that the Covid-19 Assessment for the LDP will update this document in relation to sensitivity to impacts of Covid-19 on the LDP.	No update will be published - the Covid-19 Assessment provides an updated position on this.
Initial Consultation Report	Not sensitive	A Consultation report on the Deposit Plan representations will be prepared and presented to Full Council in 2021.	No update required. A new consultation report will be prepared addressing Deposit Plan representations.
Equalities Impact Assessment Preferred Strategy	Not sensitive		No update required.
Equalities Impact Assessment Deposit Plan	Not sensitive	A new assessment will be required to address Focussed Changes identified.	No update required. A new assessment will be published in relation to any Focussed Changes identified.
Feedback from Stakeholder, Member and Town and Community Council workshop September 2018: Strategic Options	Not sensitive		No update required.
Feedback from the public September 2018: Strategic Housing Options	Not sensitive		No update required.
Feedback from Town and Community council workshops Jan 2019: Pre Deposit Consultation	Not sensitive		No update required.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
Feedback from Stakeholders workshop Jan 2019: Pre Deposit consultation	Not sensitive		No update required.
Retail and Commercial Centres Background Paper - Update July 2019	Highly sensitive	Yes -Welsh Government Building Better Places updated policy guidance	An updated paper will be produced.
SW Wales Regional Retail Study - Final Report - February 2017, Appendices, Erratum, Presentation and Summary	Sensitive	Building better places advises ' retail assessments in development plans should be replaced with town centre assessments'. Anticipate a short additional paper confirming that CS were invited and whole centre policy approach.	A short additional paper will be produced.
Fishguard and Goodwick Strategic Regeneration Framework - April 2019	Sensitive		Any updated information or projects developed by colleagues in Regeneration will be assessed in the development of Focussed Changes.
Pembroke Strategic Regeneration Framework - February 2018	Sensitive		Any updated information or projects developed by colleagues in Regeneration will be assessed in the development of Focussed Changes.
Pembroke Dock Strategic Regeneration Framework - February 2018	Sensitive		Any updated information or projects developed by colleagues in Regeneration will be assessed in the development of Focussed Changes.
Milford Haven DRAFT Strategic Regeneration Framework July 2018	Sensitive		Any updated information or projects developed by colleagues in Regeneration will be

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
			assessed in the development of Focussed Changes.
Haverfordwest, A Vision for the Future August 2016	Sensitive		Any updated information or projects developed by colleagues in Regeneration will be assessed in the development of Focussed Changes.
Renewable Energy Assessment and Appendices April 2017	Not sensitive	A supplementary paper might be needed once NDF is adopted, depending on how that document identifies solar priority areas and in relation to representations received on the Deposit Plan.	Potential for updated papers to be produced.
Renewable Energy Supplementary Background Paper	No sensitive	No updates anticipated	
Gypsy Traveller Accommodation Assessment 2015	Not sensitive	WG response to 2019 update awaited.	LPA hopes to publish 2019 accommodation assessment once WG Minister approves this. Submitted September 2019.
Demographic Forecasts Paper Addendum December 2018	Some sensitivity	This paper is being updated in light of the latest 2018-based projections. Covid-19 has led nationally to higher death rates, but these are very limited to date in a Pembrokeshire context. Longer term potential impacts on migration may result from Covid-19 but these are extremely difficult to predict and the paper will focus on historic trends.	A Demographic Forecasts update will be produced in 2020.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
Background paper Welsh Language July 2019	Not sensitive	Not anticipated to require a formal update to the evidence base	No update anticipated.
Defining Settlement Clusters Report May 2019	Not sensitive		No update anticipated.
Assessment of Specialist Housing and Accommodation Need for Older People in West Wales	Some sensitivity depending on migration patterns.	n/a	No update anticipated – picked up in Local Report LHMA update.
Housing and Accommodation Needs Assessment for People with Learning Disabilities in West Wales	Some sensitivity depending on migration patterns.	n/a	No update anticipated – picked up in Local Report LHMA update.
Rural Facilities Survey Report 2019	Some sensitivity, but already addressed in the methodology used. The pandemic has reaffirmed the importance of communities being able to access facilities easily and this evidence base paper focusses on this issue.	Some detailed issues emerging from representations to be addressed through an update	The assessment of the current role and function of rural settlements includes scoring for those accessed via train and bus routes. The pandemic has reaffirmed the importance of directing development to the most sustainable settlements. A minor update is anticipated in response to representations received to the Deposit Plan.
Urban Settlements Report	Some sensitivity, however as with the rural facilities report - the importance of communities accessing services is inbuilt into the	No updates anticipated	No update anticipated.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
	methodology of this report.		
Calculation of Windfall allowance	Some sensitivity - windfall estimates are based on historic monitoring and there may be a lower figure for this year, partly due to limitations in monitoring, however flexibility and appropriate monitoring built into the Plan should mitigate.	Update required to address any representation issues and update based on 2020 April desktop survey.	Update will be published in 2020.
Gypsy and Traveller Background Paper - Dec 2019	Not sensitive	An update will be prepared to address issues raised in representations.	Update will be published in 2020.
Local Housing Market Assessment 2014		yes	
Settlement Boundary Methodology	Not sensitive	No	No update anticipated.
Spatial Strategy Background Paper 2019	Some sensitivity - Covid-19 has emphasised the importance of local facilities and sustainable settlements. The strategy of the Plan already seeks to address this by	Update may be produce to address issues raised in representations	Update may be published alongside Focussed Changes.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
	supporting sustainable settlements in both the Urban and Rural areas of the Authority.		
Local Housing Viability Assessment	Sensitive - there may be increases to build costs and land values because of Covid-19. There may also be an increase in those requiring affordable housing because of job losses. This will be updated.	All site proponents of large allocations have been asked to submit detailed Viability Appraisals, which will inform a wider update.	Update anticipated in 2020.
Draft Development Sites and Infrastructure SPG	N/A	Updates received as Deposit representations from key providers such as Dwr Cymru will be included in an updated draft.	Update anticipated in 2020.
Extract from Draft LHMA 2019 Wheelchair and older person housing and Regional Draft LHMA	Some sensitivity	A regional update to the LHMA has been produced. The Authority will also work on a Local Report later in 2020/early 2021 which will pick up on potential changes to affordable housing and population structure as a result of Covid-19 and wider contextual issues.	A regional update to the LHMA has been produced. The Authority will also work on a Local Report later in 2020/early 2021 which will pick up on potential changes to affordable housing and population structure as a result of Covid-19 and wider contextual issues.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
Local Employment Trends December 2018	Highly sensitive - will be addressed by updates to TCES		Update to TCES will address
Two County Economic Study, Appendices and Interventions and Strategic Sites Summary Report	Highly sensitive - flexibility is likely to be key in order to ensure the Authority can respond to uncertainties over the economic impacts of the pandemic.	Issues raised through representations will be addressed through an update.	A 2020 update of the TCES will be undertaken, reflecting the outcome of Brexit and the impacts of Covid-19. Whilst there is still a great deal of uncertainty over the potential economic impacts, this update will consider which sectors are particularly vulnerable in a Pembrokeshire context and will assess whether the overall allocations and policies of the Plan provide sufficient flexibility to respond to varying scenarios.
Caravan Landscape Capacity Study	Not sensitive - this paper is focussed on landscape capacity, which has not been impacted by Covid-19.	Not anticipated to require a formal update to the evidence base	Not anticipated
Caravan Background Paper	Not sensitive - this paper focused on data on existing sites and permissions	Not anticipated to require a formal update to the evidence base	Not anticipated
Tourism Background Paper	High Sensitivity - accommodation providers have been affected by lockdown, but longer term the trend for people to	Not anticipated to require a formal update to the evidence base	Update anticipated in 2020.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
	holiday in the UK may actually increase demand.		
Minerals Background Paper	Some limited sensitivity linked to construction demand, but as UK policy is to grow ourselves out of the economic downturn, it is likely that mineral use will return to previous levels.	The Regional Technical Statement is being updated (2nd Review); however this update will be addressed through a Sub-Regional Statement of Collaboration (which will supersede the previous SOCG).	No update anticipated.
Minerals Statement of Common Ground	Not sensitive - Covid-19 unlikely to change the projected figures within the Regional Technical Statement 2nd Review.	Once the Regional Technical Statement 2nd review is finalised, a Sub-Regional Statement of Collaboration will be produced, which will supersede the earlier SoCG.	A Sub-Regional Statement of Collaboration will be produced, once the RTS 2nd Review is finalised.
Waste Background Paper	Not sensitive	No	No update anticipated.
Green Infrastructure Plan	Sensitive - the importance of Green Infrastructure has been highlighted by Covid-19, however the Authority has already published a detailed Plan	No	No update anticipated.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
	for its Towns, which will inform Place Plan SPG once the LDP is adopted.		
Green Wedge Background Paper	Not sensitive.	Some detailed issues emerging from representations to be addressed through an update	Update anticipated in 2020.
Open Space Assessment Background Paper	Sensitive - the importance of Open Spaces as a form of Green Infrastructure has been highlighted by Covid-19; however, the Authority has already surveyed its open spaces and designated these within the Deposit Plan.	Yes - some amendments and areas not previously identified.	Update anticipated in 2020.
Landscape Character Assessment	Not sensitive	No	No update required.
Strategic Flood Consequence Assessment	Not sensitive	No	No update required.
New Evidence Required			
Broadband Background Paper	Sensitive - lockdown highlighted the importance of	New information received from BT Openreach requires the publication	New background paper will be produced in 2020.

Evidence base paper	Sensitivity to Covid-19	Update required because of Deposit representations/new contextual issues emerging	Commentary
	broadband connectivity	of a new background paper.	
Safeguarding Report - to justify allocations in the minerals safeguarding area	Not sensitive	Yes	New background paper will be produced in 2020.

Appendix 2: Assessment of Strategic Policies Sensitivity to Covid-19 Impacts

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
SP1: Creating Sustainable Places	No impact <ul style="list-style-type: none"> This policy is a criteria based policy that is not impacted by Covid-19 but which supports the delivery of the Well-Being of Future Generations Act and delivers the requirements of Building Better Places. 	None.	None.
SP2: Housing Requirement	Levels of Housing Growth <ul style="list-style-type: none"> Uncertainty over future demand for housing linked to a changing market, potential recession and potential differing migration patterns following Covid-19. Updated 2018 based population projections have been produced by ONS, but these reflect only historic migration trends. 	Updates to the evidence base in relation to Demographic analysis and a Local Housing Market Assessment may require a Focussed Change to the Housing Requirement and individual allocations. Updates to monitoring on windfall completions may require amendments to the Housing Requirement. Discussion is taking place with owners and developers of sites to determine any revisions required to the housing trajectory.	<ul style="list-style-type: none"> Update evidence base and assess whether or not the overall level of growth identified requires amendment. Develop Focussed Changes on housing allocations if required. Update the Housing trajectory within the Plan, following information from developers of sites. The Monitoring Framework already provides indicators on housing delivery and the housing trajectory.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
		Flexibility and monitoring already built into the Plan will enable the Plan to overcome any uncertainties.	
SP3: Affordable Housing Target	Levels of Affordable Housing <ul style="list-style-type: none"> • The viability of development sites may change if house prices alter significantly or build costs/land values change as a result of recession. • There may be an increased number of people in need of affordable housing, depending on the longer-term impacts on the economy and job losses resulting from Covid-19. • In-migration may increase as a consequence of Covid-19, with potential impacts on house prices and worsening existing affordability pressures. 	Proponents of larger housing allocations have been asked to provide viability appraisals, which will inform any amendments to policy targets. The Plan approach already seeks to maximise affordable housing delivery based on viability and deliverability. The Plan policies provide flexibility in cases where viability changes over the Plan period. The Plan's monitoring framework already provides indicators on viability and affordable housing delivery.	<ul style="list-style-type: none"> • Focussed Changes may be introduced to change Affordable Housing targets on individual sites and for windfall sites where this is demonstrated as necessary by updated evidence. • The Monitoring Framework of the Deposit Plan already provides indicators to address the risks associated with uncertainty on viability.
SP4: Supporting Prosperity	Levels of Economic Growth	The Plan aims to provide a flexible economic strategy that enables development to respond to changing	<ul style="list-style-type: none"> • FCs may be require in response to updated evidence base, amending the overall level of employment land and jobs figures.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	<ul style="list-style-type: none"> • Difficulty predicting likely impacts on jobs and employment land • Experian updates in Sept 2020 will include Covid impacts, but some long term effects are not yet clear and may depend on the severity of the second wave. • Potentially less demand for office space moving forwards. • More demand for homeworking/start-ups. • Impact of economic recession because of Covid-19, Brexit and structural changes. 	<p>circumstances. The Two County Economic Study is being updated in light of COVID-19 and will inform any Focused Changes required in relation to the overall land supply identified and the job number target. Monitoring mechanisms exist in the Plan to address the risks associated with uncertainty.</p>	<ul style="list-style-type: none"> • The Monitoring Framework of the Plan already includes targets to monitor take up of strategic employment sites and monitor the overall development of employment land.
<p>SP5: Settlement Hierarchy - A Sustainable Settlement Strategy</p>	<p>Settlement Strategy</p> <ul style="list-style-type: none"> • This policy identifies a Settlement hierarchy based on functional characteristics and the availability of services and facilities (including 	<p>The hierarchy is based on a weighted scoring system, which means the sustainability of a settlement is assessed as a result of its overall combined functional characteristics. Small individual changes within</p>	<ul style="list-style-type: none"> • The Monitoring Framework of the Deposit Plan already provides indicators to assess the levels of services and community facilities within settlements.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	<p>sustainable transport). This policy delivers on the Building Better Wales priorities of Staying Local and Active Travel.</p> <ul style="list-style-type: none"> • There could be some limited impacts on the hierarchy if facilities are lost as a result of Covid-19 (public houses, shops etc.) which would affect the sustainability of some settlements. 	<p>settlements will not significantly impact on the overall settlement strategy.</p> <p>Indicators within the Monitoring Framework will enable the monitoring of services within individual settlements.</p>	
<p>SP6: Settlement Boundaries</p>	<p>No Impact.</p> <ul style="list-style-type: none"> • This is a criteria based policy, which seeks to ensure development takes place in appropriate locations and that the landscape is protected through the identification of settlement boundaries. It accords with PPW and helps deliver Building Better Places actions in relation to Staying local and 	<p>None.</p>	<p>None.</p>

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	<p>the ecological resilience aspects of Green infrastructure.</p>		
<p>SP7: Regional Growth Centres and Urban Settlements</p>	<p>No impact</p> <ul style="list-style-type: none"> This policy is a criteria based policy that is not impacted by Covid-19 but which supports many of the requirements of Building Better Places in terms of delivering place making. 	<p>None.</p>	<p>None.</p>
<p>SP8: Narberth Rural Town, Service Centres and Service Villages</p>	<p>No impact</p> <ul style="list-style-type: none"> This policy is a criteria based policy that is not impacted by Covid-19 but which supports many of the requirements of Building Better Places in terms of delivering place making 	<p>None.</p>	<p>None.</p>

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
SP9: Local Villages	No impact <ul style="list-style-type: none"> This policy is a criteria based policy that is not impacted by Covid-19 but which supports many of the requirements of Building Better Places in terms of delivering place making 	None.	None.
SP10: Countryside	No impact <ul style="list-style-type: none"> This policy is a criteria based policy that is not impacted by Covid-19 but which supports many of the requirements of Building Better Places in terms of delivering place making. 	None.	None.
SP11: Maintaining and Enhancing the Environment	Environment and Open Space <ul style="list-style-type: none"> This is a policy, which seeks to maintain and enhance the natural environment and promote connectivity of ecosystems as well as delivering appropriate access to green infrastructure. The policy accords with PPW and helps deliver Building Better Places action on 	Further detailed work in this area is likely to be in the form of Place Plan SPG. A minor amendment to the Amenity Open Space policy has been identified as a necessary Focussed Change, to clarify that community growing schemes are appropriate in these areas.	<ul style="list-style-type: none"> Specific wording around Amenity open spaces and the opportunities linked to community growing schemes will be introduced as a Focussed Change. Detailed Place Plan SPG will be brought forward post LDP adoption to support communities' decision making around open spaces in their areas. This will build on the Plan's existing

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	Green Infrastructure and on Improving air quality and soundscapes for better health and well-being.		evidence base set out in the Pembrokeshire Green Infrastructure Plan and the existing open space and green wedge designations.
SP12: Port and Energy Related Development	<p>Port and Energy</p> <ul style="list-style-type: none"> This is a criteria based policy which supports the development of appropriate port and energy related uses building on the strategic location of the Ports of Milford Haven, Fishguard and the Haven Waterway Enterprise Zone. The economic recession may affect port developments and there may be an increasing move to renewable technologies and other non-carbon technologies, such as hydrogen, following Covid-19. 	<p>The policy provides a flexible framework for appropriate uses relating to port and energy developments, which can deal with a range of economic scenarios.</p> <p>The Monitoring Framework sets out indicators, which will monitor development in port locations.</p>	<ul style="list-style-type: none"> No change to the policy anticipated as a result of Covid-19. The Monitoring Framework sets out indicators for development proposals in port locations.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
SP13: Strategic Employment Provision	Strategic Employment Provision <ul style="list-style-type: none"> • Difficulty predicting likely impacts on jobs and employment land • Experian updates in Sept 2020 will include Covid impacts, but some long-term effects are not yet clear and may depend on the severity of the second wave. • Potentially less demand for office space moving forwards, but too early to be certain of long-term trend. • More demand for home working and small-scale business start-ups. • Impact of economic recession as a result of Covid-19, Brexit, de-carbonisation and structural changes. 	<p>The Plan aims to provide a flexible economic strategy that enables development to respond to changing circumstances. The Two County Economic Study is being updated in light of COVID-19 and will inform any Focused Changes required in relation to specific Employment Allocations. Monitoring mechanisms exist in the Plan to address the risks associated with uncertainty</p>	<ul style="list-style-type: none"> • FCs may be required in response to updated evidence base, to amend specific allocations. • The Monitoring Framework of the Plan already includes targets to monitor take up of strategic employment sites and monitor the overall development of employment land.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
SP14: Retail Hierarchy	<p>Retail</p> <ul style="list-style-type: none"> • Town centres have been hard hit by lockdown with comparison shops closed for a long period of time. • Changes in peoples shopping habits will affect town centres. • Closure of town centre offices has reduced retail footfall in town centres. 	<p>The changes are likely to exacerbate existing trends, which the LDP Deposit Plan has sought to address. Changes are unlikely to be at such a level that they affect the Retail Hierarchy.</p> <p>Specific amendments to Retail frontages and the general retail policies will be developed as Focussed Changes.</p> <p>The Monitoring Framework sets out indicators on Town Centres.</p>	<ul style="list-style-type: none"> • Focussed Changes likely to be identified for specific retail frontages and in relation to the general retail policy to provide greater flexibility. • The Monitoring Framework of the Plan already includes specific indicators on Town Centres.
SP15: Visitor Economy	<p>Visitor Economy</p> <ul style="list-style-type: none"> • Whilst the Visitor economy in Wales was impacted initially by the lock-down, the evidence since July has been of higher than typical visitor numbers to Pembrokeshire. The long-term impacts will in part depend on the severity of the second wave of the virus and whether businesses are able to benefit in the short/medium 	<p>Updates to the evidence base will be assessed and any Focussed Changes required to general policies considered.</p> <p>The strategic policy is considered sufficiently flexible and therefore amendment is not proposed.</p>	<ul style="list-style-type: none"> • Potential Focussed Changes to general tourism policies if identified as necessary by evidence base updates.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	<p>term from increased demand for UK holidays.</p> <ul style="list-style-type: none"> This criteria policy seeks to ensure that proposals for the Visitor Economy are in appropriate locations, contribute to the diversity and quality of offer and both respect and protect the natural and built environment and surrounding communities. It accords with PPW and helps deliver Building Better Places action on Reawakening Wales' tourism and cultural sectors. 		
<p>SP16: Minerals</p>	<p>Minerals – No impact.</p> <ul style="list-style-type: none"> This is a criteria based policy, which sets out a framework for the general minerals policies. 	<p>Whilst fluctuations in construction demand may affect the minerals market as a whole, the policy provides a flexible framework for varying economic circumstances – no amendments are considered necessary to the policy as a result of Covid-19.</p>	<ul style="list-style-type: none"> No Focussed Changes to this policy anticipated. A Sub-Regional Statement of Collaboration will be produced, once the RTS 2nd Review is finalised.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
		A Sub Regional Statement of Collaboration will support the Regional Technical Statement 2nd Review close to publication and once finalised.	
SP17: Welsh Language	No Impact. This is a criteria policy, which seeks to protect the Welsh language. It accords with PPW and helps deliver Building Better Places action on Reawakening Wales' tourism and cultural sectors.	None.	None.
SP18: Transport Infrastructure and Accessibility	No Impact. This is a criteria based policy, which seeks to support improvements to transport infrastructure and accessibility, including Active Travel schemes. It accords with PPW and helps deliver Building Better Places action on Active travel: exercise and rediscovered transport methods. The Covid-19 lockdown led to significantly reduced longer-distance travel, but at the same time a focus on shorter distance	No changes to this policy are considered necessary. The policy supports improvements to transport infrastructure, particularly those involving sustainable travel modes.	None.

Strategic Policy	Potential Covid-19 Impacts	PCC mitigation	Approach/ Action required
	<p>functional and recreational travel and a renewed interest in some elements of sustainable travel (particularly walking and cycling). Public transport usage has, however, been badly affected by the Covid-19 pandemic, as vehicles are seen as high-risk environments for spread of the virus. It is too early to be certain of the long-term trends in this topic area.</p>		
<p>SP19: Waste Prevention and Management</p>	<p>No Impact. This criteria policy is not impacted by Covid-19 but will support waste prevention and management. Covid-19 has affected some aspects of waste management (for instance the way that local waste and recycling centres operate) but doorstep collection of source-segregated waste streams has continued throughout the pandemic. The principles that underpin waste prevention and management have not changed.</p>	<p>None.</p>	<p>None.</p>