

APPENDIX 2: Assessment of Levels of Growth

Key to the assessment:

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

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

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

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

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

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

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

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

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