

APPENDIX 3: Assessment of the Strategic Policies

The Strategic Policies were appraised using the key:

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

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

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

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

locally distinct design that complements the built heritage	development includes social and environmental benefits. Good design is an aspect of sustainable development that has both social and environmental elements and the policy may contribute positively to the delivery of quality design complementing the local styles of built heritage.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are directly related. The policy should encourage the protection and enhancement of the built heritage and historic environment and put in place mitigation measures for any potential negative impacts.	✓	✓
Summary All SA Objective encourage or require development proposals to be sustainable. This strategic policy which is the overarching policy of the Plan requires the delivery of sustainable development (including positive environmental, social and economic impacts) and as such is 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.			

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

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

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

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

Summary

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

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

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

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

SP 3 Employment land requirements

Land is provided for the development of 173 hectares of employment land on a mix of strategic and local employment sites.

Strategic employment sites are identified at the following locations:

Site name	Site reference	Site size
Blackbridge, Milford Haven	S/EMP/086/LDP/01	33.45ha
Pembrokeshire Science and Technology Park, Pembroke Dock	S/EMP/096/00001	22.38ha
Withybush Business Park, Haverfordwest	S/EMP/040/00001	20.61ha
Trecwn	S/EMP/136/0001	21.11ha

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
Summary The specific employment allocations have been assessed separately.			

SP 4 Promoting retail development

The retail hierarchy for Pembrokeshire is:

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

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

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

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

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

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

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

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

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

Summary

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

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

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

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

SP 5 Visitor economy

Proposals for development relating to the visitor economy will be supported provided that they are in sustainable locations, contribute to the diversity and quality of accommodation and attractions, enhance the environment and benefit local communities.

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

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

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

Summary

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

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

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

SP 6 Minerals

A contribution to the national, regional and local need for a continuous supply of minerals will be met by:

1. Maintaining a reserve of hard rock and sand and gravel during the plan period;
2. Safeguarding known resources¹ of coal and aggregates (including sand and gravel and hard rock) from permanent development except those in settlements; and
3. Safeguarding the landfall locations for marine dredged sand and gravel.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship between the policy and this objective, although they are compatible. GN 26 does also support this in not allowing further development within buffer zones which may impact on human health and well being.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may indirectly meet the SA Objective and is compatible with it. The policy aims to minimise travel and enhance sustainable methods, encouraging the transportation of minerals through less polluting methods.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible. The policy could have a positive impact on the construction industry, providing adequate supply of materials to meet needs. Also contributing socially, creating a sense of pride, using local building materials that complement the	0	✓

¹ At outcrop locations

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

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

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

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

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

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

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

SP 7 Housing requirement

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

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

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

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

	minimise the impact in the long term. However the scale of new housing development will increase the area covered by hard standing surfaces which may result in an increase in level of surface water run off, mitigation measures are implemented through Policy GN 2 stipulating sustainable drainage systems should be a part of new development.		
16. Use land efficiently & minimise contamination	No direct relationship between the policy and this objective, however they are compatible. This policy in combination with policy GN 28 sets out minimum standards for provision of units for allocated sites, this approach contributes to aspirations nationally to increase housing density and use land efficiently.	0	✓
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective. Uncertain as to whether the policy is compatible with the objective as new housing will inevitably involve the loss of soil.	0	?
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. This policy in combination with GN 36 contributes to the protection of biodiversity in that where development would disturb or harm species and/or habitats the effects must be minimised or mitigated against.	0	✓
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. The policy in combination with GN 1 is compatible with the objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective. This policy in combination with GN 2 encourages quality and local distinctiveness compatible with the objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	This policy together with GN 37 should ensure the protection and enhancement of the historic environment and meet this objective.	✓	✓

Summary

The approach taken to the housing requirements supports development throughout the county. The distribution of housing is defined in SP 12. The wide distribution and balanced scale of development between urban and rural settlements should contribute to maintaining a healthy rural population and prevent over development in areas of the County. The benefit to this approach in terms of access are 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 8 Affordable housing target

Approximately 1,450 new affordable dwellings will be provided.

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

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

the quality of inland & coastal water	policy and this objective but it could be compatible. This policy in combination with Policy GN 2 stipulates new housing should be adapted for climate change, an element of which is the incorporation of sustainable urban drainage reducing surface water runoff and associated pollution to watercourses.	0	✓
15. Reduce the impact of flooding & sea level rise	Housing would not be permitted in areas of flood risk which should maintain and protect waterways from this type of development.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship exists between this policy and the SA Objective.	0	0
17. Safeguard soil quality & quantity	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. This policy in combination with GN 36 contributes to the protection of biodiversity in that where development would disturb or harm species and/or habitats the effects must be minimised or mitigated against.	0	✓
19. Protect & enhance the landscape & geological heritage	No direct relationship between the policy and this objective. The policy in combination with GN 1 and GN 2 is compatible with the objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	The policy in combination with GN 2 may indirectly meet the SA Objectives and is compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy may indirectly meet the SA Objective and is compatible.	✓	✓
Summary Pembrokeshire's aging population has been identified as a trend which needs to be limited and where possible reversed. The provision of affordable housing as part of major housing developments and through land allocations should significantly contribute towards a balanced population and promote vibrant and cohesive communities through mixed tenure developments. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to non affordable housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate for protect where appropriate. There is currently a backlog of affordable housing need in Pembrokeshire, it is envisaged the amount of affordable housing developed under this policy will contribute to meeting the backlog, this may in the long term lead to improved health and well being.			

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

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

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

SP 10 Transport infrastructure and accessibility

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

Identified improvements to the existing transport infrastructure will be safeguarded.

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

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

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

SP 11 Waste			
Production of waste and its impact on the environment will be minimised and the use of waste as a resource maximised, through re-use, recovery for materials or energy and, where this cannot be achieved, safe disposal, using the best practicable environmental option.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population	No direct relationship between the policy and this objective, although they	0	✓

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

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

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

	The policy could meet objectives by stipulating quality landscaping once the waste site is derelict, not leaving sites derelict and ensuring planning permissions for future sites are properly planned.		
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible.	✓	✓

Summary

This policy raises concerns regarding visual impacts and biodiversity, however the policy will be implemented following national guidance as set out in the policy statement and should therefore take into consideration the majority of the SA Objectives within the plan.

The impacts of waste sites and resources are location-specific issues which can be addressed at the relevant stage.

Waste sites could be provided locally, which would reduce travel times. Environmental effects depend on location. Mitigation can be dealt with in detailed policies in accordance with the regional plans and by Development Management. The policy has been subject to Habitats Regulations Appraisal.

GN 39 specifies allocated sites for the provision of new waste facilities and GN 40 proposes generic criteria for waste minimisation, re-use, recovery, composting and treatment proposals. GN 41 sets criteria for disposal of waste on land, which is now a last resort where other waste management solutions are unavailable.

SP 12 The settlement hierarchy

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

1. Hub Towns

1a Haven Hub

Haverfordwest
Milford Haven
Pembroke Dock
Pembroke
Neyland

1b North Pembrokeshire Hub

Fishguard
Goodwick

2. Rural Settlements

2a Rural Town

Narberth

2b Service Centres

Crymych
Johnston
Kilgetty
Letterston

2c Service Villages

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

2d Large Local Villages

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

2e Small Local Villages

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

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

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

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

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

SP 13 Settlement boundaries

Settlement boundaries are defined for Hub Towns, Rural Towns, Service Centres and Service Villages, where market and local needs affordable housing will be permitted. Within Large Local Villages, settlement boundaries are defined indicating locations where market housing and local needs affordable housing will be permitted. Within Small Local Villages, settlement boundaries are defined indicating where local needs affordable housing will be permitted.

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

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

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

21. Protect, enhance & value the built heritage & historic environment	This policy along with policies on design (GN 2) should ensure the objective is met.	✓	✓
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Summary

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

SP 14 Hub towns

Within the Hub Towns development will encourage sustainable communities and complementary relationships between the Towns by promoting each of the following:

1. Development in locations which support and reinforce the roles of the towns within the Hubs;
2. High quality accommodation that supports diversity in the residential market;
3. Opportunities for new commercial, retail, tourism, leisure and community facilities;
4. Appropriate land uses which are well-related to a settlement boundary; and
5. Accessibility to services by a range of sustainable modes of transport.

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	By providing more housing, strategic employment sites and renewal of town centres in the Hub Towns, more opportunities may be available for younger people to remain in the county to live and work. GN 29 will also ensure that adequate provision of affordable housing is made.	✓	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Development within the Hub Towns according to their functional characteristics and provision of services and facilities. Therefore access to services will be improved. All new development will be subject to policies which encourage sustainable development, which will contribute to a clean and health environment. GN 3 Infrastructure and New Development along with other policies (e.g. GN 34 Protection and Creation of Outdoor	✓	✓

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

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

	pollution (e.g. SP 1 and GN 2, waste legislation and targets).		
13. Encourage the efficient production, use, reuse & recycling of resources	Development will be assessed against GN 2 and other policies (GN 3) will ensure compliance with the SA Objective. A potential positive effect could be that in town centres, the re-use of existing buildings that are empty is encouraged for development. Resource efficiency is an aspect of GN 1 and GN 2 which all policies will need to meet. This includes resources such as water, energy, materials used, construction techniques, sustainable drainage systems, waste management.	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development should be adapted for climate change and incorporate sustainable urban drainage reducing surface water runoff and therefore the associated potential pollution to watercourses. New developments will increase the loading of sewerage infrastructure, GN 1 ensures that necessary appropriate service infrastructure (specifically sewage and surface water disposal) can be provided. Any improvements to surface water disposal will benefit water quality in the Hub Towns.	✓	✓
15. Reduce the impact of flooding & sea level rise	National planning guidance prevents housing in flood risk areas so impact of flooding should be minimised. In terms of reducing the impact of flooding and sea level rise, in the case of housing allocations, development will need to respond to the impacts of flooding through design. Policies which ensure that sustainable drainage systems are incorporated will ensure no excess pressure is placed on the water environment.	✓	✓
16. Use land efficiently & minimise contamination	Land will be used efficiently and development policies will ensure that contamination is minimised. GN 2 ensures that development is appropriate in terms of its layout, scale and density. Development will need to ensure that no contamination will occur and any development where there may be concerns of contaminated land, then Public Protection section will be consulted.	✓	✓
17. Safeguard soil	Uncertain as to whether the policy is	0	0

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

SP 15 Rural settlements Within the Rural Settlements development will encourage sustainable communities and a thriving rural economy by promoting: 1. Development of a scale and nature identified as being appropriate for the settlement. 2. High quality accommodation of tenure(s) appropriate for the settlement. 3. Opportunities for new commercial, retail, tourism, leisure and community facilities. 4. Appropriate land uses which are well-related to a settlement boundary. 5. Greater accessibility to existing and new services.			
		Does this	Is this

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

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

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

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

SP 16 The Countryside Within the Countryside development will meet the essential requirements of people who live and work in the countryside whilst protecting Pembrokeshire's landscape and natural and built environment, by promoting: 1. Appropriate development which minimises visual impact on the landscape and respects the natural and built environment; 2. Enterprises for which a countryside location is essential; 3. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment²; and 4. The re-use of appropriate existing buildings.			
SA Objective	Commentary/explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓

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

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

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

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

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

contribution to climate change.

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