

APPENDIX 4: Assessment of the General Policies

The 16 Strategic Policies from the LDP are assessed against the SA Objectives (see tables below). These policies were then changed as a result of stakeholder meetings, consultations and as a result of the SA and HRA.

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

GN 1 General Development Policy			
Development will be permitted where the following criteria are met: 1. The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located; 2. It would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy, odours, smoke, fumes, dust or an increase in noise or vibrations levels; 3. It would not adversely affect landscape character, quality or diversity, including the special qualities of the Pembrokeshire Coast National Park; 4. It respects and protects the natural environment including protected habitats and species; 5. It is of a nature, type or scale likely to be compatible with use of the Welsh language and culture within the local community; 6. It would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; 7. Necessary and appropriate service infrastructure¹, access and parking can be provided; 8. It would not cause or result in unacceptable harm to health and safety; 9. It would not have a significant adverse impact on water quality; and 10. It would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective. However by providing development this contributes to a balanced population through housing and employment choices, tourism, recreation and leisure, schools and facilities.	0	0

¹ Infrastructure includes (power supplies, water, means of sewage disposal, surface water disposal and telecommunications).

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

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

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

18. Protect, enhance & value biodiversity	There is a positive relationship between the policy and this objective. The policy strongly supports the protection of the natural environment including biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a positive relationship between the policy and this objective. The policy supports the protection of the natural environment, and also includes ensuring that development does not adversely affect landscape character, quality or diversity, this also includes the geological heritage.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	There is a positive relationship between the policy and this objective. The policy specifies that development should be compatible with the character of the site and location which in turn should complement the built environment.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	There is a positive relationship between the policy and this objective. The policy strongly supports the maintenance, improvement and protection of the environment including the built and historic environment by encouraging sensitive, sustainable and appropriate design.	✓	✓

Summary

The policy provides a robust framework for the evaluation of the potential impacts of development. Its criteria should ensure that development is appropriate and compatible with its surroundings and that the natural environment is respected and protected. Whilst elements regarding density and design could be strengthened, these are covered by other GN policies. The policy when used with other Plan policies will ensure that development will provide both short and long term positive social, economic and environmental benefits. The reasoned justifications expand further on the policy to ensure the whole range of potential impacts can be addressed.

GN 2 Sustainable Design

Development will be permitted where relevant criteria are met:

1. It is of a good design which pays due regard to local distinctiveness and contributes positively to the local context;
2. It is appropriate to the local character and context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials and access arrangements/ layout;
3. It incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste management solutions;

4. It achieves a flexible and adaptable design; 5. It creates an inclusive and accessible environment for users that addresses community safety; 6. It provides a good quality, vibrant public realm that integrates well with adjoining streets and spaces and 7. It contributes to delivering well-designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this SA Objective	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a direct relationship between the policy and this objective. The policy through appropriate design should contribute to promoting and improving health and well being through an environment where development is of good design, contributes to the local area and delivers well-designed outdoor space and public realm. In providing an inclusive and accessible environment that addresses community safety, this policy should indirectly tackle issues such as fear of crime and associated stress. The policy also states that proposals should be of a flexible and adaptable design, this can positive impact this SA Objective by ensuring that they can accommodate a variety of uses and changing needs over time.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	There is a positive relationship between the policy and this objective. Sustainable design should reduce the need to travel through the siting of new developments. This policy should positively impact on location choices however it will have no impact on the provision of sustainable modes of travel merely their integration and accessibility into the development.	✓	✓
5. Provide a range of high quality housing	There is a direct, positive relationship between the policy and this objective.	✓	✓

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

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

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

Summary

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

GN 3 Infrastructure and New Development

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

1. related in scale and kind to the development and
2. provided on site wherever appropriate.

In exceptional circumstances contributions may be made to the provision of facilities elsewhere, provided their location can adequately service the development. The timely provision of directly related infrastructure, services and community facilities shall be secured by Planning condition(s), the seeking of Planning obligation(s) by negotiation, and/or by any other agreement or undertaking.

SA Objective	Commentary/ explanation	Does this policy	Is this policy
--------------	-------------------------	------------------	----------------

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

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

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

GN 4 Resource Efficiency and Renewable and Low-carbon Energy Proposals Development proposals should minimise resource demand, improve resource efficiency and utilise power generated from renewable resources. For all major developments: 1. Developers must show that they have addressed sustainable resource issues, by reference to accredited assessment schemes, and in the case of commercial developments must undertake an energy use assessment and consider the feasibility of incorporating Combined Heat and Power (CHP) schemes; 2. Energy efficient measures must be incorporated to provide a proportion of their energy requirements from on-site renewable power generation, in line with UK commitments; 3. Proposals will be required to demonstrate the effective reuse of waste heat and power through co-location with energy users and / or carbon capture where feasible. Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting	Is this policy compatible with the

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

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

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

	biodiversity is not affected in the long term. Policies exist in the Plan to ensure the mitigation of any impacts on biodiversity.		
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. There are potentially long term negative impacts on the landscape from new developments (incorporating renewable technologies). Mitigation would be possible through careful Planning and siting and the policy confirms that development proposals would not be permitted if there was any significant adverse impact on the landscape (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will ensure the built heritage is considered in development proposals (GN 2, GN 37).	0	✓
21. Protect, enhance & value the built heritage & historic environment	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will ensure the built heritage and historic environment is considered in development proposals (GN 2, GN 37).	0	✓

Summary

This policy impacts on a range of the SA Objectives. From a social perspective, human health and well being may benefit as a result of a cleaner environment and improved air quality. The policy directly influences the resource efficiency of housing development and will. The economy should benefit from a diversification in employment roles and an increase in opportunities which will help support a sustainable a local economy.

The environment will benefit from this policy in the long term by reducing reliance the impact on resources and indirectly by reducing greenhouse gas emissions due to the use of renewable resources. This will reduce the impact and contribution to climate change and promote sustainable development.

GN 5 Employment Allocations

The following sites are allocated for employment use:

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

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

GN 6 Employment Proposals Employment proposals will be permitted where: 1. The site is within or well-related to a settlement boundary, unless the proposal requires a countryside location, in which case evidence must be provided to support this; and 2. A sequential test has been performed indicating that no allocated employment site can reasonably accommodate the proposed development.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The policy supports the SA Objective by providing employment which is an integral part of developing and maintaining a balanced population structure.	✓	✓
2. Promote & improve human health & well	The policy is not directly related to the SA Objective. Employment can	✓	✓

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

	mitigated.		
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	Development proposals will be assessed against policies which will ensure that there are no adverse impacts on water quality.	✓	✓
15. Reduce the impact of flooding & sea level rise	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4). Developers may need to contribute towards flood alleviation schemes (GN 3).	✓	✓
16. Use land efficiently & minimise contamination	Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	Policies in the Plan will ensure that this SA Objective is supported (GN 1).	✓	✓
18. Protect, enhance & value biodiversity	Employment proposals have the potential to impact upon biodiversity. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).	✓	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (SP 16, GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The specific site location of employment proposals is not known (excepting those allocations) however, the proposals will contribute towards the SA Objectives positively. Development has the potential to have adverse impacts on social and environmental Objectives. However, proposals will be assessed against policies in the Plan which seek to bring about significant social, economic and environmental benefits.			

GN 7 Mixed-Use Allocations

The following sites are allocated for mixed-use development:

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

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

Summary

Allocated sites have been assessed separately.

GN 8 Protection of Employment Sites and Buildings

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

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

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

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

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

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

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

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

GN 10 Farm Diversification Diversifying the range of economic activities on a farm will be permitted where the following criteria are met: 1. The proposed use helps to support the continued agricultural operation of the farm; 2. If a new building is justified it should be sited in or adjacent to an existing group of buildings; and 3. If a retail use is proposed the scale and scope will not harm the vitality and viability of retail facilities in any nearby settlements, or undermine the retail hierarchy.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this objective, though they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective though they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no direct relationship between the policy and this objective however they are compatible. Diversification would present employees with a potential opportunity to broaden their skills and knowledge. Some diversification schemes also offer education for example city farms. Other schemes offer education on rural living. Although on a small scale the policy may support the objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of	There is no direct relationship between the policy and this objective though they are compatible.	0	✓

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

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

GN 11 Conversion or Change of Use of Agricultural Buildings

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

For employment related activities (excluding holiday accommodation):

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

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

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

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

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

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

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

GN 12 Town Centre Development

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

1. It falls within use classes A1, A2, A3, B1, C1, C2, C3, D1 or D2 of the Use Classes Order or is a sui generis use normally found in shopping centres;
2. The proposal would not create a concentration of more than a third of non A1 (retail) uses adjacent to each other within a Primary Frontage;
3. The proposed development does not undermine or prevent the development of an identified retail allocation within the Town Centre; and
4. It does not propose a change of use to residential use (C3) on a ground floor in a Primary or Secondary Frontage.

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

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

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

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

GN 13 Major Out-of-town development Proposals for major retail development outside the defined Town Centre boundaries will only be permitted where: 1. The development would not undermine the retail hierarchy set out in the strategic policies; and 2. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the Town Centres or Local Retail Centres.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective however they are compatible. Major retail development in out of town centres could provide for recreational and leisure facilities (e.g. restaurants and cafes, cinemas).	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy supports the SA Objective. By providing for out of town retail development this could minimise the need for both employees and customers to travel further distances, though this would depend on the location. Towns are usually served by public transport. In combination with other policies, this would require developments to look at sustainable transport as part of the proposal (GN 1).	✓	✓

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

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

GN 14 Retail Allocations

The following sites are allocated for retail development:

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

Summary

Allocated sites have been assessed separately.

GN 15 Small Scale Retail

The development, or extension, of small scale retail facilities will be permitted where:

1. The proposal is well located to serve the needs of the community; and
2. The proposed use will not impact negatively on the vitality and viability of any Town or Local Centre.

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

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

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

GN 16 Visitor Attractions and Leisure Facilities

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

1. The site is well located in relation to A or B class roads and/or rail or bus stations

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

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

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

GN 17 Self-Catering and Serviced Accommodation			
Proposals for new self-catering, serviced or hotel accommodation will be permitted where: either 1. It is within or is well-related to a Town, Service Centre or Service Village; or 2. The proposal is for an existing dwelling, a historic building or conversion of a traditional agricultural building.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well	There is no relationship between the policy and this objective however they	0	✓

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

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

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

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

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

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

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

GN 19 Static Caravan Sites

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

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

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

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

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

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

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

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

21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary The policy would have positive impacts upon the Community Council areas of Amroth, St Florence, East Williamston, Penally, Saundersfoot and St Mary Out Liberty as upgrading of touring caravan pitches to static caravans will not be permitted. New sites or extensions to existing sites will also not be permitted. Sites within or well related to settlements in the hierarchy would be permitted to upgrade to static sites. These will be well placed to settlements. Proposals will require environmental improvements in the site and the surrounding landscape. The replacement of visitor static caravans with wooden chalets with adequate screening and appropriate to the landscape would provide positive long term benefits. The sites also support the visitor economy and provide jobs.			

GN 20 Site Facilities on Existing Caravan and Camping Sites			
Proposals to upgrade and improve facilities on static caravan, touring caravans and tent sites will only be permitted where: 1. The proposal will not undermine the viability or vitality of a facility within a nearby settlement; and 2. The proposals incorporate the best practicable environmental standards covering all facets of the development.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective however they are compatible.	0	✓
2. Promote & improve human health & well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is no direct relationship between the policy and this objective though they are compatible.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	There is no relationship between the policy and this objective however they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy is not directly related to the SA Objective, but it is compatible.	0	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	There is no relationship between the policy and this objective.	0	0

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

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

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

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

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

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

GN 22 Marinas

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

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

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

1. The development is located within or adjoining an existing settlement;

2. The development would not have a significant detrimental impact on the landscape character of the coast;

3. Ancillary proposals will not undermine the vitality or viability of facilities in existing centres; and

4. The proposal would not conflict with the sustainable management of the coast.

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

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

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

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

contributes positively towards the SA Objectives. Development would provide employment and economic benefits. Given the nature of marinas, there is potential that they could adversely impact the marine environment. The policy provides a robust framework for assessing proposals and there is a strong emphasis on the protection and enhancement of biodiversity which will ensure the good quality environment on which the economy is reliant is protected.

GN 23 Prior Extraction of the Mineral Resource

Where new development is permitted in an area of mineral resource, prior extraction of any economic reserves of the mineral must be achieved, wherever feasible, prior to the commencement of the development.

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

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

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

GN 24 Minerals Working New proposals for mineral working and extensions to existing sites will be permitted where the following criteria are met: 1. The mineral is required to supply an identified need which cannot be supplied from secondary or recycled materials or existing reserves; 2. The scale of the development is appropriate to serve the local market and a suitable proportion of the regional market; 3. In the case of former minerals sites, there is no adverse effect on land which has been satisfactorily restored and the proposal makes a valuable contribution to the character of the local landscape and local environment; and 4. There is provision for landscaping, groundwater protection, a beneficial after-use, restoration and post-closure management of the site, including the progressive restoration of sites where appropriate.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no relationship between the policy and this objective.	0	0
2. Promote & improve human health & well	There is a positive long term relationship between the policy and	✓	✓

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

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

20. Encourage quality locally distinct design that complements the built heritage	There is an indirect relationship between the policy and this objective. Minerals extracted could be needed to use as building material for development which requires local building material.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that employment proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

The policy allows for mineral workings and extensions to existing sites. This supports the economy and provides materials for building. The policy includes criteria that the mineral is required for an identified need which cannot be supplied from secondary or recycled materials or existing reserves. This potentially provides for positive impacts on resource use. Proposals will need to be assessed against other policies in the plan. Provision is made for landscaping and environmental protection.

GN 25 Recycled Waste Materials and Secondary Aggregates

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

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

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

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

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

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

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

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

GN 27 Residential Development

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

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

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

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

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

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

value biodiversity	biodiversity resource is protected and enhanced (GN 36). Developers may also need to contribute towards biodiversity improvements (GN 3).		
19. Protect & enhance the landscape & geological heritage	The requirement of this policy to locate new development within a settlement boundary and promote the reuse of existing buildings prevents unnecessary development in the open countryside, this is considered to be an efficient approach to allowing development while protecting the countryside and as such the policy meets the SA Objective.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific policies for design will meet this SA Objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Criteria 5 of this policy in combination with legislation for the protection of built heritage will ensure the historic and built environment are protected and as such will meet this SA Objective.	✓	✓
Summary This policy directly contributes to and is compatible with the majority of the SA Objectives. Development will provide market and affordable housing therefore widening the choices for potential inhabitants. Housing policies will be assessed against other Plan policies which will ensure social, economic and environmental benefits.			

GN 28 Residential Allocations

The following sites are allocated for residential development.

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

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

Begelly - North of New Road	HSG/003/00024	65	3
Blaenffos - Adjacent to Hafod	HSG/006/00003	16	1.68
Boncath - North of Cilfan y Coed	HSG/007/LDP/01	10	0.69
Broadmoor - Northwest of Lyndhurst Avenue	HSG/008/LDP/01	12	0.48
Cilgerran - Adjacent to Holly Lodge	HSG/020/00062	24	1.1
Clarbeston Road - West of Ash Grove	HSG/022/00012	21	0.83
Clunderwen - Depot Site	HSG/152/LDP/01	28	0.96
Cosheston - South of Tinkers Fold	HSG/025/00028	6	0.64
Croesgoch - OS 7445, North of the Forge	HSG/028/00012	20	0.67
Croesgoch - East of the Forge	HSG/028/00013	22	0.73
Crundale - Opposite Woodholm Close	HSG/029/00014	13	0.51
Crundale - Land at Cardigan Slade	HSG/029/00017	55	2.22
Eglwysrwrw - South West of the School	HSG/033/00035	15	0.51
Hayscastle Cross -Land Opposite Barrowgate	HSG/041/LDP/01	6	0.43
Hook - Rear of Pill Road	HSG/044/00050	15	0.59
Houghton - Nursery	HSG/045/00008	15	2.18
Hundleton - East of Bentlass Road	HSG/046/00015	40	1.26
Jeffreyston - Rear of Beggars Roost & Sunny Side	HSG/047/LDP/01	14	0.9
Lamphey - South of Cleggars Park	HSG/052/00011	55	2.42
Llandissilio - Pwll Quarry Cross	HSG/060/LDP/01	25	1.75
Llanddewi Velfrey - North of	HSG/057/LDP/01	12	0.5

the Village Hall				
Llangwm - Opposite The Kilns	HSG/063/00024	75*	3.01	
Maenclochog - North West of the Globe Inn	HSG/081/LDP/01	58*	2.31	
Martletwy - West of Post Office Farm	HSG/083/LDP/01	6	0.4	
Mathry - South of the Woodturner's	HSG/085/LDP/01	6	0.2	
Milton - West of Milton Meadows	HSG/087/LDP/01	15	0.75	
Penally - North of The Paddock	HSG/097/LDP/01	8	0.29	
Penally - Penally Heights	HSG/097/LDP/02	11	0.56	
Pentlepoir - Land adjacent to Coppins Lodge	HSG/099/LDP/01	33	1.68	
Pont yr Hafod - Land Opposite School	HSG/103/LDP/01	10	0.44	
Puncheston - Opposite Bro Dewi	HSG/108/LDP/01	8	0.39	
Puncheston - West of Awelfa	HSG/108/LDP/02	12	0.44	
Robeston Wathen - South of Robeston Court	HSG/113/LDP/01	12	0.63	
Roch - East of Pilgrim's Way	HSG/114/LDP/01	44	2.19	
Rosemarket - Opposite The Glades	HSG/116/LDP/01	13	0.5	
Sageston - South of the Plough Inn	HSG/015/00022	31	1.27	
Simpson Cross - East of Hill Lane	HSG/119/LDP/01	14	0.72	
Spittal - North West of Wesley Way	HSG/120/00018	22	0.87	
St Dogmaels - Awel y Mor Extension	HSG/122/00035	16	0.55	
St. Florence - North of Parsons Green	HSG/123/LDP/01	21	0.86	
Templeton - South of the B4315	HSG/132/00030	18	1.21	

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

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

Summary
Allocated sites have been assessed separately.

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

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

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

GN 30 Exception Sites for Local Needs Affordable Housing

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

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

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

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

13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. Development should incorporate sustainable drainage systems which should contribute towards protection of inland and coastal water through reduction in run off.	0	✓
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing development in areas of flood risk. Sustainable drainage systems in new development will ensure that no further pressure is placed on surface water.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship with the policy and the SA Objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quality & quantity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	✓
19. Protect & enhance the landscape & geological heritage	Policies will ensure that development will minimise visual impact on the landscape and respect the natural and built environment (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific design and conservation policies will meet this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

This policy contributes to meeting the accommodation needs of those who cannot afford open market housing. In doing so it meets social SA Objectives linked maintaining a balanced population, improving health and wellbeing, meeting housing needs and cohesive communities and protecting and enhancing the Welsh language. The policy is compatible with SA economic objectives. There are also potential positive relationships with environmental objectives linked to design quality and protection of built heritage.

GN 31 Specialist and Supported Accommodation

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

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

Land is allocated for an additional care facility at:

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

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

needs	designed accommodation for those that require it.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	This policy directly meets the SA Objective.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	This policy will provide a mechanism to meet specialist and supported housing needs locally. The policy will contribute to retention of local people within the community and for those communities where the Welsh language has a significant role, may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The provision of serviced accommodation may indirectly provide employment opportunities locally, as such the policy may indirectly meet the objective and they are compatible. Specialist and supported accommodation can help people into work through stable accommodation. There may also be construction and potential specialist care employment.	0	✓
9. Support a sustainable & diverse local economy	There is an indirect relationship between this policy and the objective, and they are compatible.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy may contribute towards reducing peoples need to travel via polluting modes of transport for work, visiting and access to services and facilities. This policy directly meets this objective.	✓	✓
11. Maintain & improve air quality	The policy may contribute towards reducing peoples need to travel for work, visiting and access to services and facilities. Pembrokeshire currently has a good level of air quality. This policy indirectly meets this objective.	✓	✓
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WAG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN 2, GN 4, GN 24).	✓	✓

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

GN 32 Gypsy Traveller Sites and Pitches Policy

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

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

Land is allocated for additional gypsy and traveller accommodation at:

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

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

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

	designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.		
17. Safeguard soil quality & quantity	There is no direct relationship between this policy and this objective.	0	0
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. Policies in the Plan will ensure that the biodiversity resource is protected and enhanced (GN 36).	0	✓
19. Protect & enhance the landscape & geological heritage	The reasoned justification for this policy requires that any impact upon surrounding areas as a result of development will be mitigated against, as such the policy is compatible with this objective. In addition, by providing allocations to address identified need for pitches, this policy may prevent unauthorised encampments in countryside locations which may reduce potential landscape impacts.	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	The reasoned justification for this policy requires that any site design must combine a layout which demonstrates how the site will meet the needs of the inhabitants and adequately screen the visual impact of the development on the landscape, as such this policy directly meets this objective.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓
Summary This policy contributes to meeting the accommodation needs of Gypsy Travellers, in doing so it meets social SA objectives linked to maintaining a balanced population, improving health and well being, meeting housing needs and cohesive communities and indirectly contributing to improving education opportunities. The policy supports economic SA Objectives of supporting a diverse local economy, recognising the economic contributions that gypsy travellers may make to local communities. There are also potential positive relationships with environmental objectives linked to landscape and the environment as this policy should ensure sites are well designed, make efficient use of land, minimise contamination and appropriately located in the landscape.			

GN 33 Community Facilities

- A The development of new community facilities² will be permitted where proposals are located within or are well-related to a settlement;
- B Extension(s) to an existing community facility will be permitted where the facility is appropriately located to meet the needs of the community it is to serve.
- C The change of use of a community facility will only be permitted where:
Either
1. It can be demonstrated that the continued use of the facility has been shown to be no longer viable;
- Or
2. A suitable replacement facility is to be made available.
- D The following sites are allocated for the development of new community facilities at::

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

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	Community facilities are a necessary element in sustaining a population of an area. This policy directly meets the SA Objective.	✓	✓

² Community facilities are any facilities that serve the community and contribute to the quality of everyday life, including schools, libraries, religious buildings, sports halls and leisure centres, community halls, public houses, post offices and health centres, playgrounds, cemeteries and small scale community based reuse and recycle facilities (including bring sites).

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

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

	built environment (GN 1).		
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship exists between this policy and objective, although they are compatible. Specific policies in combination with this policy will ensure quality locally distinct design is prioritised and built heritage is not compromised as a result of development (GN 1, GN 2, GN 37).	0	0
21. Protect, enhance & value the built heritage & historic environment	Policies in the Plan will ensure that proposals will complement the built heritage (GN 1, GN 2, GN 37).	✓	✓

Summary

This policy contributes to meeting community needs locally. In doing so it meets SA social objectives connected to a balanced population structure, cohesive communities, improving public health and wellbeing improving recycling. By ensuring that Community Facilities are well located to settlements this policy is likely to reduce the need for people to travel and to lend support to the strength of the Welsh language where this is prevalent. The policy supports SA economic objectives of, recognising the importance of local facilities in providing local employment. This policy in combination with other plan policies is compatible with SA objectives linked to protecting the environment.

GN 34 Protection and Creation of Outdoor Recreation Areas

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

Development will be permitted on outdoor recreation areas where:

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

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

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

SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct link exists between this policy and SA Objective.	0	0
2. Promote & improve human health & well	Physical activity can promote and improve well being, though the	✓	✓

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

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

Summary

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

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

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

health and wellbeing. The policy supports SA environmental objectives, with positive indirect linkages, including those related to air and water quality. By ensuring the retention of local amenity open space, well located to settlements this policy is likely to reduce the need for people to travel and to contribute to maintenance of air quality.

GN 36 Protection and Enhancement of Biodiversity

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

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

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

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

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

GN 38 Transport Routes and Improvements

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

Welsh Assembly Government Road Improvement Schemes:

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

Local road improvement schemes:

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

Bus and rail interchanges:

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

Rail network improvements:

11. Clunderwen railway station improvement

Park and ride schemes:

12. Tenby

County Council programmed highway schemes

13. B4318 Gumfreston to Tenby diversion and improvement phase 3
14. B4320 Monkton re-alignment
15. A40 High Street to A487 West Street ('Chimneys' link), Fishguard

Summary

Allocated sites have been assessed separately.

GN 39 New Waste Management Facilities

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

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

Summary

Allocated sites have been assessed separately.

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

Proposals for the development of waste minimisation, re-use, recovery, composting and treatment facilities, including waste transfer stations and 'energy from waste' facilities, will be permitted where:

1. The site is located at an existing waste management site or at a unit / on a site allocated or protected for B2 uses; or
2. The site can be readily accessed from A or B class roads where transport by road is the only available option; and

In all cases:

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

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

6. It must be demonstrated that no significant adverse impacts will be caused to the health and safety of the public, the economy or the environment.

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

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

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

GN 41 Disposal of Waste on Land			
Proposals for the deposit of waste on land will be permitted where the following criteria are met: 1. The proposal represents the only practicable solution, having regard to the waste hierarchy, to an identified national, regional or local need; 2. Adequate measures (operational and aftercare) are proposed to deal with any leachate or landfill gas that might arise from the proposal; 3. A post operational landform compatible with the adjoining topography is achievable; and 4. Provision is made for landscaping, progressive restoration, appropriate beneficial after use(s), restoration, and post closure management of the site.			
SA Objective	Commentary/ explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is no direct relationship between the policy and this objective.	0	0
2. Promote & improve human health & well being through a healthy lifestyle, access to	There is a positive long term relationship between the policy and this objective. Mineral workings have the potential to impact on human	0	✓

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

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

Summary

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