

APPENDIX 5: Assessment of Allocations

Assessment of allocated sites

Key

- ++ Site and SA Objective are compatible and the site will contribute to meeting the SA objective
 - + Site is compatible with SA Objective and will make some contribution towards meeting the SA objective
 - 0 Site and SA Objective are unrelated neutral impact on the SA objective
 - Site and SA Objective are incompatible but the option will only be a minor obstacle in meeting the SA objective
 - Plan option and SA Objective are incompatible and the site will be a major obstacle in meeting the SA objective
 - ? Uncertainty in how the site and SA Objective are related
- All symbols may be combined with other symbols

STRATEGIC EMPLOYMENT ALLOCATIONS

Site name and ref: Blackbridge, Milford Haven S/EMP/086/LDP/01 (33.45 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as part of the site is contaminated – any remediation would improve the quality of the local environment. The site is within the Waterston SemLogistics and Dragon LNG Health and Safety Executive safeguarding zones.
3. Improve education opportunities to enhance the skills and knowledge base	+	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	Proposals for new development at Blackbridge will need to include any transport improvements which could mean improved access for local residents in the area as well as access to the employment site. A local road scheme is included as an allocation – Blackbridge Access Improvement and Waterston

		bypass – and is assessed separately.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Blackbridge will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development at Blackbridge will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	+	Policies within the LDP will ensure protection of the environment.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is adjacent to the Milford Haven Waterway so there is potential for pollution. National policies and LDP policies will address waste management issues and also ensure positive environmental impacts. The site is contaminated and an assessment will need to be carried out.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven waterway. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site abuts the C2 flood zone and is within the tidal area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. TAN 15 Development and Flood Risk addresses the issue of flooding and development. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise	-	Part of the site is subject to contamination, and therefore a risk assessment would be required. Re-

contamination		development may require remediation which would bring positive environmental impacts.
17. Safeguard soil quality and quantity	+	Part of the development site was previously used for industrial purposes. The proposed development site now encompasses a larger area.
18. Protect, enhance and value biodiversity	?	The development site adjoins the Pembrokeshire Marine SAC. Detailed site assessments would be undertaken to identify whether other protected species are present. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	?	The site is within the Milford Haven Historic Landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site currently includes derelict units; therefore re-development of the site could potentially improve physical appearance of the area.
21. Protect, enhance and value the built heritage and historic environment	+	The site currently includes derelict units; therefore re-development of the site could potentially improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		The site would make a significant contribution to employment opportunities in the plan area, and also is an opportunity to re-develop a derelict and contaminated site.

Site name and ref: Pembrokeshire Science and Technology park, Pembroke Dock S/EMP/096/00001 (22.38 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to	++	Employment allocations can provide employment opportunities and may indirectly provide education

enhance the skills and knowledge base		opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	Part of the site has already been developed and is close to public transport routes and has excellent links to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the Milford Haven Waterway and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site is primarily brownfield.. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Part of the boundary of the development site abuts the C2 flood zone and is adjacent to the tidal area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. TAN 15 Development and Flood Risk addresses the issue of flooding and development. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise	0	The site is already partly developed.

contamination		
17. Safeguard soil quality and quantity	0	The site is already partly developed and is not agricultural land.
18. Protect, enhance and value biodiversity	?	The development site adjoins the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	+	The site is within the Milford Haven Historic Landscape. The site is already partly developed so is unlikely to affect this SA Objective.
20. Encourage quality locally distinct design that complements the built heritage	+	The site includes the Pembrokeshire Technium. It has a prominent location and design should be a major consideration for all new proposed employment premises within this allocation.
21. Protect, enhance and value the built heritage and historic environment	+	The site is already partly developed and any further development would improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		This largely brownfield site would make a positive contribution towards employment opportunities in the area.

Site name and ref: Withybush Business Park, Haverfordwest S/EMP/040/00001 (20.61 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.

4. Minimise the need to travel and encourage sustainable modes of transport.	++	Development of infrastructure has started and the site has public transport links and is close to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is in the Cleddau Rivers catchment and there is a watercourse on site, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The site is approximately 340 m from the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is situated on brownfield land at Withybush and part of the site has already been developed. Design policies will ensure that the layout, land use and density of development be efficient.

17. Safeguard soil quality and quantity	0	The site is already partly developed and is not agricultural land.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Part of the site is within the Milford Haven Historic Landscape. The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	The site currently includes areas which have been developed for employment use; therefore further development of the site could potentially improve the overall physical appearance of the area.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of infrastructure has already commenced on this large strategic employment site, The site incorporates some pockets of existing employment development and is located in an area characterised by employment, airfield and agricultural developments. The site would contribute to employment opportunities in the plan area.

Site name and ref: Trecwn (also a waste allocation) S/EMP/136/0001 (21.11 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is not directly related to the SA Objective, however, as the site is potentially contaminated – any development may require remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge	+	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	Proposals for new development at Trecwn may need to include any potential transport improvements which could mean improved access for local residents in the area as well as access to the employment site. There are potential rail links at the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Trecwn will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development at Trecwn will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	Potential impacts on air quality depend on the type of development.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is adjacent to the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site is largely brownfield. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Part of the site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	There is potential contamination on the site which would require further investigation. Re-development may require remediation which would bring positive environmental impacts.

17. Safeguard soil quality and quantity	0	The development site was previously used for industrial purposes.
18. Protect, enhance and value biodiversity	?	The development site is on a tributary of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	There are no landscape designations. Policies on design will ensure no adverse affects on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site was previously used for industrial and military use and comprises some unused but maintained buildings. Therefore further development of the site could potentially improve the overall physical appearance of the area. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of this brownfield site could provide for re-use of land which has good transport links and would provide employment opportunities. The proximity to the Cleddau Rivers SAC would need appropriate assessment and mitigation at a planning application level. Development is within the C2 flood zone - a strategic flood consequences assessment would be required.

EMPLOYMENT ALLOCATIONS

Site name and ref: Merlins Bridge Creamery Extension – also a waste allocation EMP/040/00003 (5.13 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	0	The allocation is not directly related to the SA Objective.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest which has good transport links including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development at Merlins Bridge Creamery will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	An extension to the Merlins Bridge Creamery will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	+	The extension to the creamery site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is adjacent to the Merlins Brook, a tributary of the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Merlins Brook (and is also adjacent to the C2 flood zone); therefore surface water pollution should be avoided. Policies will exist to address environmental quality.
15. Reduce the impacts of flooding	+	The development site is adjacent to the C2 flood zone. Designs will need to incorporate responses to

and sea level rises		the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is adjacent to the main creamery. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	?	The site is on a tributary of the Cleddau Rivers SAC therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The extended site offers potential for a larger employment site which should be beneficial to the local economy. The site is adjacent to a tributary of the Cleddau Rivers SAC and also abuts the C2 flood zone. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for.

Site name and ref: Withybush North of Business Park – also a waste site EMP/040/00005 (6.09 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human	0	The allocation is not directly related to the SA Objective.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is within Haverfordwest which has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.

15. Reduce the impacts of flooding and sea level rises	-	There are surface water drainage issues; therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park.
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC; therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is in a location well related to other employment sites in the area, and where access is available. The site will bring employment benefits to the area.

Site name and ref: Withybush East of Business Park – also a waste site EMP/040/00004 and /040/00009 (15.38 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	0	The allocation is not directly related to the SA Objective.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is within Haverfordwest which has good public transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.

16. Use land efficiently and minimise contamination	0	The site is within an existing business park and is not agricultural land.
17. Safeguard soil quality and quantity	0	The development site is not agricultural land.
18. Protect, enhance and value biodiversity	+	The site is near the Cleddau Rivers SAC; therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is in a location well related to other employment sites in the area, and where access is available. The site combines a number of smaller sites. The site also incorporates two fields that were previously allocated for car retail purposes. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref: Haven Head Business Park Northern Extension Milford Haven EMP/086/00001 (3.82 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human	0	The allocation is not directly related to the SA Objective.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. The site is brownfield land and contains buried storage tanks.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of	+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in

inland and coastal water		this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield land. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	There is low probability that the land is BMV (Best Most Versatile) under the WAG agricultural land classification.
18. Protect, enhance and value biodiversity	?	The allocated site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is related well to Milford Haven and the allocation of employment sites in the area is a positive effect. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for.

Site name and ref: Dale Road, Hubberston – ALSO A WASTE SITE EMP/086/00002 (4.64 ha)		
SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient	+	New development will require the use of resources. Policies will ensure the sustainability of all

production, use, re-use and recycling of resources		aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone and there are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There is a historic landfill and contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site.
18. Protect, enhance and value biodiversity	?	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site; therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is related well to Milford Haven and the allocation of employment sites in the area is a positive effect. Strong policies will be in place to ensure that issues such as flooding, water quality and biodiversity will be sufficiently accounted for. The contamination at the site would be remediated as part of the development, bringing positive environmental effects.

Site name and ref: Adjacent to Marble Hall Road, Milford Haven EMP/086/LDP/01 (6.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is within a central site in Milford Haven which has good transport links including public transport. Access may be an issue from Marble Hall Road; however an alternative route could be developed to the north.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Milford Haven will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact	+	Policies on design will ensure that development incorporates resource efficient and climate responsive

of Pembrokeshire's contribution to climate change		design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-+	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-+	There are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There are contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	0	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site; therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		The site is well related to Milford Haven and would provide employment. Contamination due to the past use of the land does mean that extensive remediation of the site would need to be undertaken in conjunction with development.

Site name and ref: North of Honeyborough Industrial Estate EMP/093/00001 (8.55 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Honeyborough, well related to the existing industrial estate which has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible	++	Further development for employment uses in Milford Haven will provide employment opportunities.

to all sections of the population		
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the Westfield Pill which is designated as part of the Pembrokeshire Marine SAC therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Westfield Pill which is a part of the Pembrokeshire Marine SAC; there is also an ordinary watercourse to the north of the site. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	-	The site may be classified as Best Most Versatile agricultural land, however it is likely to be Grade 3a due to the local meteorological parameters.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is adjacent to current employment units. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.

21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		In terms of available land in Neyland, this allocated site represents the best location for employment development, creating employment opportunities and contributing to the local economy.

Site name and ref: Goodwick-Former Dewhirst Factory EMP/034/LDP/01 (1.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Goodwick which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development in Goodwick will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the harbour in Goodwick, and drains to Fishguard Bay therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is close to the harbour at Goodwick, policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is close to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield land. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The land has previously been developed.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in the town centre and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area in Goodwick. Development of this derelict site should improve the site and enhance the adjacent conservation area

Overall assessment, potential changes and recommendation	This site is a brownfield former employment site which relates well to the existing settlement. Development would improve this disused site, and would also provide employment opportunities. Development would need to take into account protected species at Goodwick Moor and build in any mitigation.
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Site name and ref: Goodwick- Parrog EMP/034/LDP/02 (0.6 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Goodwick-Parrog which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Goodwick will provide employment opportunities.

9. Support a sustainable and diverse local economy	++	The site will contribute to the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is near the harbour in Goodwick, drains to Fishguard Bay therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The allocation is close to the harbour at Goodwick, policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site is in the C2 flood zone – therefore a flood consequences assessment would be required with a planning application. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The allocated site is not agricultural land.
18. Protect, enhance and value biodiversity	0	The site is near Goodwick Moor Wildlife Trust Nature Reserve. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in the town centre and is therefore unlikely to be impact on the landscape and or geological heritage or National Park, and policies in the LDP will address landscape issues.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area in Goodwick.
Overall assessment, potential changes and		The site is allocated for employment use and is well related to the town. Due to its location in a C2

recommendation	flood zone a Flood Consequences Assessment will be a requirement with any application.
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Site name and ref: Crymych - adjacent to Riverlea / opposite Llygad-yr-Haul EMP/030/00001 (5.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Crymych and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated, though this depends on the type of development.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Crymych will provide employment opportunities.
9. Support a sustainable and diverse	++	The employment site will contribute to the local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	There are SACs with hydrological features which would be sensitive to water table changes. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	There are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site adjoins an existing depot therefore it is good use of land for employment use in Crymch.
17. Safeguard soil quality and quantity	0	The site is currently improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just over 2 km away from the allocated site. The dismantled railway line adjacent to the site may be an important wildlife corridor. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and the National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

Overall assessment, potential changes and recommendation	The site adjoins existing employment premises and is easily accessed from the main road. Its location slightly outside the settlement could provide positive impact on Crymych, by directing a large employment site away from the historic centre of Crymych to a less sensitive location.
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Site name and ref: Celtic Link Business Park, near Scleddau – also a waste site EMP/034/00006 (13.47 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is close to Fishguard where suitable land for larger sites is in low supply, there are some industrial sites already present on the site. There are good road links to the A40. There is public transport to Scleddau from Fishguard.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development will provide employment opportunities.

9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is not within a flood zone, however, the LDP will ensure that designs incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Part of the site is currently developed for employment use. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is already partly developed.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is near the Cleddau Rivers SAC and a separate Habitats Regulations Appraisal has been undertaken.
19. Protect and enhance the landscape and geological heritage	-	The site is in an elevated position, and could benefit from sympathetic screening to avoid landscape impacts. Policies will ensure that development will have regard to impacts on landscapes. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside of any settlement.

Overall assessment, potential changes and recommendation	This allocation has employment units already on site and transport links to Fishguard and the south. The site will provide employment opportunities and support the local economy.
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Site name and ref: A4115, Templeton EMP/132/00001 (2.88 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective, however, as the site is potentially contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is in Templeton which has good road transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development in Templeton will provide further employment opportunities.
9. Support a sustainable and diverse	++	The site will contribute to the local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The site is potentially contaminated due to the past use of land in the area; therefore an assessment would be required.
17. Safeguard soil quality and quantity	+	The site is potentially contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	+	The site comprises improved grassland. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This new allocation will provide employment opportunities, and contribute to the local economy. Transport road links are good.

Site name and ref: Old Station Yard, Letterston EMP/053/00001 (1.23 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Access would need to be via the existing access point for the boat yard. There are good road transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated; however providing employment in communities such as Letterston is beneficial to the local area.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment uses in Letterston will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-+	The development site is in the Cleddau Rivers catchment therefore policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	The site is currently used as an industrial/employment area and therefore re-development would be an efficient use of land.
17. Safeguard soil quality and quantity	0	The site is not used for agriculture.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is already partly developed therefore landscape impacts will be minimal, policies in the LDP will address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site already has industrial/employment use therefore further development will enhance employment opportunities in Letterston.

MIXED USE ALLOCATIONS

Site name and ref: Haverfordwest-Old Hakin Road MXU/040/01 (1.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective. However, mixed use units can potentially provide a wider range of facilities and employment opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	The employment aspect of mixed use allocations will provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest, well related to existing employment land in the area and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units will combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	Mixed use allocations may support this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment in Haverfordwest will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Merlins Brook which is tributary into the Cleddau River SAC and Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide employment, and housing in Haverfordwest. Traffic from the Old Hakin Road will affect the trunk road.

Site name and ref:

Narberth- Plain Dealings Farm MXU/088/01 (2.03 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	++	The employment aspect of mixed use allocations will provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Narberth, well related to existing employment land in the area, and has good transport links. Furthermore by its nature a mixed use of housing and employment can significantly reduce the need to travel.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units will combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Mixed use allocations may support this SA Objective, and this site in particular is located within the town and therefore with easy access to key services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for employment in Narberth will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is

		protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	The site is not contaminated. Mixed use development will be an efficient use of the land, policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide employment and housing in Narberth. The site relates well to other employment sites in the area.

Site name and ref:
Johnston - Arnold's Yard
MXU/048/01

(5.47 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is not directly related to the SA Objective, however, as the site is contaminated – any remediation would improve the quality of the local environment.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The allocated site is in Johnston which has good transport links; though a traffic assessment would be required as the site is adjacent to the trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	Mixed use units may combine employment with housing, potentially including affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	Mixed use allocations may support this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development at this site in Johnston will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste	+	New development will increase waste products. Policies in the LDP will ensure that effects on the

and pollution		environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The site is also within the Bolton Hill Quarry buffer zone.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The site is contaminated due to the past use of land in the area; therefore an assessment would be required.
17. Safeguard soil quality and quantity	+	The site is contaminated therefore development may require remediation of the site.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation could provide housing and employment for the area, and other compatible uses. The transport links are good. Contamination issues would need addressing.

RETAIL ALLOCATIONS

Site name and ref: Fred Rees Site, Haverfordwest Comparison units RT/040/01 (0.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Haverfordwest which is well related to the existing retail offer in the area, and has good transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved	++	Retail allocations provide further access to facilities for communities.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail in Haverfordwest will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is adjacent to the Cleddau River. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the C2 flood zone. However, a Strategic Flood Consequences Assessment for Haverfordwest found this site to be one of the lowest risk sites adjacent to the Town Centre over a 50 year period. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	?	The development site is adjacent to the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation

		through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the town centre and providing retail opportunities could improve the town centre and reduce the need to travel widely for retail. The site is adjacent to the Cleddau Rivers SAC and will need to ensure any development does not impact the SAC.

Site name and ref: St Govans Centre, Pembroke Dock Mix of comparison and convenience units RT/096/01 (0.23 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Pembroke Dock which is well related to the existing retail offer in the area, and has good transport links.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities. The site would represent a significant opportunity for re-generation of the area.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail in Pembroke Dock will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	This is a brownfield site. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is brownfield. Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.

18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is in the Conservation Area, re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This under-used, brownfield site is in a good location in the town centre and could lead re-generation of Pembroke Dock and provide jobs.

Site name and ref: The Old Primary School Site, Fishguard Convenience - Foodstore RT/034/01 (1.34 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Fishguard which is well related to the existing retail offer in the area, and has good transport links. Traffic will affect the Goodwick port roundabout.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. There is potential contamination on site which would need to be assessed.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may

biodiversity		need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	Part of the site is within the Conservation Area. Re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This site represents a prime location within Fishguard, an outline consent is in place for a supermarket. Risk assessment in terms of the potential contamination would need to be undertaken, along with a traffic assessment. The site will contribute to the local economy.

Site name and ref: The Old Primary School Site, Narberth Mix of comparison and convenience units RT/088/01 (0.41 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site in Narberth which is well related to the existing retail offer in the area, and has good transport links. There is a car park on site and public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may

biodiversity		need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area. Re-development could therefore improve the historic environment.
Overall assessment, potential changes and recommendation		This site is a good location within the town centre, and has parking facilities in place. Retail development will contribute to the local economy and provide employment opportunities.

Site name and ref: Kingsmoor foodstore allocation, Kilgetty Convenience - Foodstore RT/050/01 (2.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of retail sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	+	Retail sites can provide for employment opportunities which could indirectly contribute towards enhancing the skills base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site in Kilgetty is well related to the existing area, and has good transport links.
5. Provide a range of high quality	0	The allocation and SA Objective are unrelated.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Retail allocations provide further access to facilities for communities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Further development for retail will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality. Policies in the plan will ensure environment is protected.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. There is potential contamination on site which would need to be assessed.
17. Safeguard soil quality and quantity	0	Part of the site has been previously developed.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.

19. Protect and enhance the landscape and geological heritage	-	The site is in a built up area and adjacent to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to Kilgetty. Development would provide job opportunities and would also contribute to the local economy.

MARINA ALLOCATIONS

Site name and ref: Martello Quays, Pembroke Dock MAR/096/LDP/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though new marina sites create job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is likely to increase marine-based recreational opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The site is close to public transport routes and has good links to the trunk road.
5. Provide a range of high quality housing including affordable housing	+	The allocation will include residential development as well as the marina, there is no indication as to any affordable housing element.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Development of a marina site will provide greater facilities and services.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at the site will provide employment opportunities during construction and on completion.
9. Support a sustainable and diverse local economy	++	Development will contribute towards a sustainable and diverse local economy, including the visitor economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the Milford Haven Waterway and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is adjacent to the Milford Haven Waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is adjacent to the Milford Haven Waterway and is in the C2 flood zone - susceptible to tidal flooding, development proposals will need to take account of the susceptibility of tidal flooding.
16. Use land efficiently and minimise contamination	0	The site has been previously developed.
17. Safeguard soil quality and quantity	0	The site has been previously developed.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	+	The site is within the Milford Haven Historic Landscape. The site is already partly developed so is unlikely to affect this SA Objective.
20. Encourage quality locally distinct	+	The site already includes previously developed areas, and is within the Conservation Area. It has a

design that complements the built heritage		prominent location on the waterfront and design should be a major consideration for all new development within this allocation.
21. Protect, enhance and value the built heritage and historic environment	+	The site is within the Conservation Area and includes the Martello Tower. Therefore designs would need to ensure that the built heritage is not adversely affected.
Overall assessment, potential changes and recommendation		This site is permitted for development and is allocated as a marina and associated leisure and residential development. This would contribute to the regeneration of Pembroke Dock. Designs would need to be sympathetic to the Conservation Area and historic buildings and ancient monument.

Site name and ref: Fishguard Harbour MAR/034/LDP/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though new marina sites create job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation is likely to increase marine-based recreational opportunities.
3. Improve education opportunities to enhance the skills and knowledge base	++	Employment allocations can provide employment opportunities and may indirectly provide education opportunities and enhance the skills and knowledge base.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Fishguard/Goodwick which has good transport links including road and rail transport links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	Development of a marina site will provide greater facilities and services.

7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new marina would provide a range of employment opportunities.
9. Support a sustainable and diverse local economy	++	The site in Fishguard/Goodwick will contribute to the local economy, including the visitor economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure that development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the existing harbour in Fishguard/Goodwick therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site is within the C2 flood zone, therefore designs would need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Development would be efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site and SA Objective are unrelated.
18. Protect, enhance and value biodiversity	0	The site is near Goodwick Moor Wildlife Trust Nature Reserve. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	+	Development would need to consider landscape impacts and policies on design will ensure no adverse affects on the landscape. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area, and development would need to ensure that the setting of the Conservation Area is maintained. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the

		local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is near the Conservation Area.
Overall assessment, potential changes and recommendation		This site would bring positive economic benefits including employment opportunities and contribute to the visitor economy. Given the nature of the development, effects on water quality should be minimised and take into account protected species.

HOUSING ALLOCATIONS

Site name and ref: Haverfordwest - Hermitage Farm HSG/040/00269 38 units (1.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	?	The allocation and SA Objective are unrelated. However, further housing means more school places would be needed.
4. Minimise the need to travel and encourage sustainable modes of	+	The site is within Haverfordwest where there are good transport links and services and facilities within walking distance. The site would increase traffic on to the trunk road.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The SA Objective is directly related to the allocation. Affordable housing will also be provided.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes positively to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated, though the construction phase will provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is within the Cleddau Rivers catchment and therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-+	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding. Planning obligations could ensure that developers contribute towards flood alleviation schemes where necessary.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 38 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the catchment of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature

		conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within a developed area and adjacent to the trunk road, it is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation constitutes a logical rounding off for housing development. The site is well related to the town centre. Traffic will affect a trunk road.

Site name and ref: Haverfordwest - Slade Lane North HSG/040/00273 459* units (15.31 ha) *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		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site has permission (as part of a larger site incorporating HSG/040/00274), and open space is being provided and a contribution to health care is being made.
3. Improve education opportunities to enhance the skills and knowledge base	++	Contributions towards a new school are being made.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development will provide cycle routes, road improvements, bus and waste vehicle access, traffic calming measures and a contribution has been made to a bus service.

5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 459 units a proportion of these will include affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	The developer will contribution towards waste water treatment works. Recycling and storage provisions will also be provided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities will provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 459 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland
18. Protect, enhance and value biodiversity	0	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure

		that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site already has permission. The site will provide a significant amount of housing and also community benefits via planning obligations through a new school and improvements to other infrastructure

Site name and ref: Haverfordwest - Slade Lane South HSG/040/00274 512 units (17.05 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site has permission (as part of a larger site incorporating HSG/040/00273), and open space is being provided and a contribution to health care is being made.
3. Improve education opportunities to enhance the skills and knowledge base	++	Contributions towards a new school are being made.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development will provide cycle routes, road improvements, bus and waste vehicle access, traffic calming measures and a contribution has been made to a bus service.
5. Provide a range of high quality	++	The site will provide 459 units and a proportion of these will be affordable.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	The developer may need to contribute towards waste water treatment works. Recycling and storage provisions will also be provided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities will be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, and there is a watercourse on site. Therefore, measures would need to be taken to ensure that pollution is minimised. A buffer would be necessary.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 512 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced.

19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has permission. The site will provide a significant amount of housing and also community benefits through a new school and improvements to other infrastructure. The water course requires a buffer, and wildlife corridors should be retained.

Site name and ref: Haverfordwest – between Shoals Hook Lane and bypass HSG/040/00275 150 units (9.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Haverfordwest town centre and has good access to public transport and the trunk road.
5. Provide a range of high quality	++	The site will provide 150 units a proportion of these will include affordable housing.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the Cleddau Rivers catchment therefore policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is near the Cartlett Brook, a tributary of the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 150 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure

		that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. Part of the site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is well related to the town centre. Traffic will affect a trunk road.

Site name and ref: Haverfordwest - Scarrowscant / Glenover HSG/040/00106 140 units (4.73 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Haverfordwest town centre and has good access to public transport.
5. Provide a range of high quality housing including affordable housing	+	The site will provide 140 units (part of the site has been built under a JUDP allocation). It is unclear how many affordable housing units will be provided.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is within the Cleddau Rivers catchment therefore policies will need to ensure that development has no significant adverse impact on the water environment. There are known issues with sewerage – a study will be required. The site is also on an aquifer.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is near Merlins Brook, a tributary of the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The development site drains to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing housing development. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 140 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and

		enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. Part of the site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing in Haverfordwest which has good access to sustainable transport and has access to services and facilities. Issues with sewerage will need investigation. The site is also on an aquifer.

Site name and ref: Milford Haven - Steynton Thornton Road HSG/086/00223 224 units (7.49 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport. Access is from the Thornton Road.
5. Provide a range of high quality	+	The site will provide 224 units. Affordable housing units will be provided as a proportion.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 224 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource

		is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site will provide housing. Access is from the Thornton Road. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Steynton Greenmeadow HSG/086/00129 149 units (4.3 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport. Access is from the Neyland Road.
5. Provide a range of high quality housing including affordable housing	+	The site will provide 149 units.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 149 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.

19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site has permission for housing. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Steynton Myrtle Hill HSG/086/00226 102 units (3.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 102 units (the site has a permission for 75 dwellings).

6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 102 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape.

landscape and geological heritage		The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has permission for housing (75 units). There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Hubberston West of Silverstream HSG/086/00095 50 units (1.66 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 50 units.
6. Build safe, vibrant and cohesive	++	The development site will contribute positively towards this SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 50 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows should be retained as wildlife corridors.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well situated within Milford Haven. There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - South West of The Meadows HSG/086/00222 93 units (3.09 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 93 units, including a proportion of affordable homes
6. Build safe, vibrant and cohesive communities which have improved	++	The development site will contribute positively towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway via Hubberston Pill, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 93 units.
17. Safeguard soil quality and quantity	0	The site is semi-improved grassland.
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows should be retained as wildlife corridors.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Milford Haven. There are current issues with sewerage. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Milford Haven - Castle Pill HSG/086/00318 72 units (2.9 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 72 units – it is unclear whether there will be provision of affordable homes.
6. Build safe, vibrant and cohesive communities which have improved	++	The development site will contribute positively towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	The site is adjacent to the Milford Haven waterway. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is adjacent to the Milford Haven waterway and Castle Pill, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The site is adjacent to the Milford Haven waterway and part of the site is within the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area and there is the potential for contamination. This would need to be investigated and remediated if necessary. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 72 units.
17. Safeguard soil quality and quantity	0	The site and the SA Objective are unrelated.
18. Protect, enhance and value biodiversity	?	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.

19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates to the housing provision of the site in Milford Haven. The site is adjacent to the Pembrokeshire Marine SAC. Policies will need to ensure not adverse effect. The planning application for this site also includes development of retail, water sports, and associated infrastructure and parking facilities. There are issues with sewerage in the Milford Haven area and the site contaminated.

Site name and ref: Milford Haven - Hubberston Adjacent to Kings Function Centre, Dale Rd HSG/086/00225 151 units (5.16 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Milford Haven, it has good road links and there is public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 151 units, including a proportion of affordable homes
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to other allocations within the area including for employment and housing. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 151 units.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.

18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Features such as hedgerows and trees should be retained as wildlife corridors.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has consent for 168 houses. The allocation is for 151 houses. There are current issues with sewerage; this will be addressed through the consent (08/0587/PA).

Site name and ref: Neyland - East of Poppy Drive HSG/093/00066 101 units (3.37 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and	++	The development site is within Milford Haven, it has good road links and there is public transport.

encourage sustainable modes of transport.		Access is from the Thornton Road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 101 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be a significant increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. There are issues with the sewerage network a study will be required.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Westfield Pill, which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 161 units.
17. Safeguard soil quality and	0	The site comprises improved grassland.

quantity		
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is adjacent to a developed area, and is unlikely to impact on the landscape or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment. Where appropriate, conditions would ensure historic environment interests would be protected.
Overall assessment, potential changes and recommendation		This allocation is in a good location in Neyland, where there is access to facilities and services. There are issues with the sewerage network, therefore a study would be required.

Site name and ref: Pembroke Dock - North of Pembroke Road HSG/096/00238 98 units (2.81 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.

4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 98 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains to the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 98 units.
17. Safeguard soil quality and	0	The site is improved grassland.

quantity		
18. Protect, enhance and value biodiversity	+	The development site is within the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The allocated site is adjacent to the Conservation Area, therefore policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character. The site will be developed at a density that is appropriate to an urban area and relates well to surrounding areas.
21. Protect, enhance and value the built heritage and historic environment	0	The site is adjacent to the Conservation Area, therefore development would need to ensure that it does not adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to Pembroke Dock. There are sewerage issues therefore a study would be required.

Site name and ref: Pembroke Dock - North of Imble Lane HSG/096/00231 96 units (2.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.

4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 96 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 96 units.
17. Safeguard soil quality and	0	The site is improved grassland.

quantity		
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This housing allocation relates well to Pembroke Dock. The sewerage network is an issue therefore a study would be required.

Site name and ref: Pembroke Dock - East of Hill Farm, Imble Lane HSG/096/00233 63 units (1.79 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.

4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke Dock, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 63 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 63 units.
17. Safeguard soil quality and	0	The site is improved grassland.

quantity		
18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Pembroke Dock. There are issues with the sewerage network, therefore a study will be required.

Site name and ref: Pembroke - North & West of Railway Tunnel HSG/095/00154 150 units (5.68 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and	++	The development site is within Pembroke, it has good road links and there is public transport.

encourage sustainable modes of transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 150 units. Affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 150 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.

18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Pembroke and is close to facilities and services.

Site name and ref: Pembroke - Adjacent to Monkton Swifts HSG/095/00153 118 units (3.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	++	The development site is within Pembroke, it has good road links and there is public transport.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 118 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 118 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats

biodiversity		Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Pembroke. There are issues with the sewerage system therefore a study would be required.

Site name and ref: Pembroke - Adjacent to Long Mains & Monkton Priory HSG/095/00147 115 units (7.57 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+/-	There is access to amenity and recreational open space near the site, however more could be allocated within the development.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	++	The development site is within Pembroke, it has good road links and there is public transport.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 115 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River and Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 118 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value	+	The development site is near the Pembrokeshire Marine SAC catchment, and a separate Habitats

biodiversity		Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The site is adjacent to the Conservation Area, and development would need to ensure that the setting of the Conservation Area is maintained. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
Overall assessment, potential changes and recommendation		This site already has permission. The site is well located for Pembroke, and has access to services and facilities. There are issues with the sewerage network, therefore a study would be required.

Site name and ref: Pembroke - North of Gibbas Way HSG/095/00144 70 units (2.85 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	++	The development site is within Pembroke, it has good road links and there is public transport.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 70 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to the Pembroke River which drains to the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is adjacent to the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 70 units. The adjacent housing is low density, therefore the site should reflect this.
17. Safeguard soil quality and quantity	0	The site is improved grassland.

18. Protect, enhance and value biodiversity	+	The development site is near the Pembrokeshire Marine SAC catchment and the Pembrokeshire Bat Sites SAC; a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site (part of which has been developed already) is well related to Pembroke. The site has issues with sewerage and therefore a study would be required.

Site name and ref: Pembroke - South of Gibbas Way HSG/095/00144 58 units (2.33 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Pembroke, it has good road links and there is public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 58 units. Affordable housing units should be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to a tributary of the Milford Haven waterway, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	The site is near the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 58 units. The adjacent housing is low density, therefore the site should reflect the surrounding characteristics.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value	+	The development site is near the Pembrokeshire Marine SAC catchment and the Pembrokeshire Bat

biodiversity		Sites SAC; a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area. The site is within the Milford Haven Historic Landscape. The site is unlikely to have any adverse impacts on the local landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		Part of the allocated site has permission is well related to other housing development in the area. There are issues with sewerage in the area; a study would be required.

Site name and ref: Fishguard - Maesgwynne Farm HSG/034/00215 399 units (13.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site. As this is a large housing site, open space should be provided within the development.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	+?	The site will provide 399 units. It is unknown whether affordable housing units will be provided.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse and springs on the site would need buffering.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 399 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning

biodiversity		obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This large site with permission, has issues with sewerage, therefore this would need to be addressed as part of the development. The site relates well to Fishguard.

Site name and ref: Fishguard -East of Maesgwynne HSG/034/00165 24 units (0.81 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing	+	The site will provide 24 units. It is unknown if a proportion of these dwellings will be affordable housing.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse and springs on the site would need buffering.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 399 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is adjacent to an area already developed. There is limited capacity available in the sewerage network, therefore this would need to be addressed.

Site name and ref: Fishguard - Old Infants School HSG/034/LDP/01 21 units (0.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Fishguard, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 21 units. A proportion of these should be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved	++	The development site will contribute positively towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The site is within the catchment which drains to Fishguard Bay, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The land is brownfield land and therefore would be an efficient use of land.
17. Safeguard soil quality and quantity	0	The allocation is not related to the SA Objective.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built

built heritage and historic environment		heritage or historic environment.
Overall assessment, potential changes and recommendation		This site would allow re-development of brownfield land. It is well related to the town.

Site name and ref: Narberth - West of Bloomfield Gardens HSG/088/00078 89 units (3.58 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as healthcare and leisure facilities.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Narberth which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 89 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars within Narberth.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	?	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse on the site would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 89 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	+	There is a Conservation Area in Narberth, however it is unlikely that the allocation would have an adverse impact on the built heritage and historic environment.

environment		
Overall assessment, potential changes and recommendation		This allocation is well related to Narberth and will provide affordable housing. There are current issues with the sewerage network therefore a study would be required. A buffer area of 7 metres would be required from the watercourse that runs on the edge of the site. Density should reflect the adjacent housing development.

Site name and ref: Narberth - West of Rushacre HSG/088/00077 58 units (2.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as healthcare and leisure facilities.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Narberth which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 58 units (the site is already consented); it is unclear what proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars within Narberth.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	?	The development site is in the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. The watercourse on the site would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 89 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site comprises improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	+	There is a Conservation Area in Narberth, however it is unlikely that the allocation would have an

built heritage and historic environment		adverse impact on the built heritage and historic environment.
Overall assessment, potential changes and recommendation		This allocation (consented) is well related to Narberth and could provide affordable housing. There are current issues with the sewerage network therefore a study would be required. A buffer area of 7 metres would be required from the watercourse that runs on the edge of the site. Density should reflect the adjacent housing development.

Site name and ref: Johnston - Adjacent to Milford Road HSG/048/00038 130 units (5.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Johnston, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 130 units, and a planning application is being considered). It is unknown what proportion of the site may be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies in the LDP will ensure that effects on the environment will be minimised. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is currently improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area and is therefore unlikely to be impact on the landscape and or geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		This allocation has a planning application which has not been decided yet. There are known issues with the sewerage network therefore a study would be required. This site would provide housing which relates well to Johnston, has good transport links and access to facilities and services.

Site name and ref: Letterston - Court Meadow HSG/053/00009 90 units (2.28 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Letterston, it has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 90 units (with permission in place for part of the site). It is not known whether affordable housing units will be provided as a proportion.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. The sewerage network has issues.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	-	The development site is in the Cleddau Rivers catchment therefore policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The site drains towards the C2 flood zone, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 90 units.
17. Safeguard soil quality and quantity	0	Improved grassland.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to other development and other dwellings have been built to the south of the site, landscape impacts will be minimal, and policies in the LDP will address landscape where necessary.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This site is well related to Letterston and will provide housing where there is access to services and facilities. Sewerage is a current issues therefore a study would be required prior to development.

Site name and ref: Crymych - Between the School & Station Road HSG/030/00043 60 units (2.07 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Crymych which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 60 units; a proportion of these will be affordable homes. The National Park have allocated 15 units in Crymych (HA750 Depot Site). Providing further housing for residents within the settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Crymych.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just less than 2 km away from the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and the National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services. There is limited capacity at the sewerage treatment works therefore phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans. The National Park has also allocated a site within Crymych (HA750, Depot Site). This site is allocated for 15 units and is unlikely to impact upon the PCC LDP.

Site name and ref: Crymych - East of Waunaeron HSG/030/LDP/01 35 units (1.24 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development is within Crymych which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 35 units; a proportion of these will be affordable homes. The National Park have allocated 15 units in Crymych (HA750 Depot Site). Providing further housing for residents within the settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Crymych.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is near a watercourse and marshy grassland, therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near a watercourse, therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the south of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The Preseli SAC and Gweunydd Blaencleddau SAC are just less than 2 km away from the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is close to the Preseli Historic Landscape and National Park boundary however, policies will ensure that development does not adversely affect landscapes.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services. There is limited capacity at the sewerage treatment works therefore phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans. The National Park has also allocated a site within Crymych (HA750, Depot Site). This site is allocated for 15 units and is unlikely to impact upon the PCC LDP.

Site name and ref: Kilgetty - Extension to James Park & Cotswold Gardens HSG/050/00042 75 units (3.03 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 75 units; a proportion of these will be affordable homes.

6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Kilgetty.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the south west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	-	The site is in a built up area and near to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Kilgetty, where there is access to facilities and services. Part of the site has outline planning permission. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Kilgetty - Land to the Rear of Newton Hall HSG/050/00043 26 units (1.33 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 26 units; a proportion of these will be affordable homes.

6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Kilgetty.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	-?	The site is in a built up area and adjacent to Kingsmoor Common, therefore designs would need to ensure that the landscape is not adversely impacted.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Kilgetty, where there is access to facilities and services. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Kilgetty - Land West of Stepside School HSG/050/00041 19 units (0.61 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 19 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive	++	The development site will contribute positively towards this SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

heritage		
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has a planning application which has not been determined yet. The site is a logical position between the school and existing development.

Site name and ref: Kilgetty - Land to the South of Kilvelgy Park HSG/050/00044 20 units (0.8 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Kilgetty which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 20 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states

Welsh language and culture		that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Kilgetty (in Begelly). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		The site relates well to Kilgetty, where there is access to facilities and services. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Abercych - Adjacent to Waterloo Cottage HSG/001/LDP/01 8 units (0.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Abercych is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	The site drains towards the Afon Cych therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Cych is to the east of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Access is an issue in this small settlement due to the topography. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is semi-improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the settlement on a slope towards the valley bottom. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		A small part of the site has permission. Access is an issue and a low density would be appropriate, particularly due to the topography.

Site name and ref: Begelly - North of New Road HSG/003/00024 65 units (3 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site, as well as local healthcare.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Begelly which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 65 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a C2 flood zone adjacent to the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Development is unlikely to impact on soil quality.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. There are hedge banks in the area which should be retained. There is a public right of way near the site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This development site is well related to Begelly, and has access to a range of services and facilities. There are current issues with the sewerage network therefore these would need to be looked at.

Site name and ref: Blaenffos - Adjacent to Hafod HSG/006/00003 16 units (1.68 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	Open space would be provided as part of the allocation.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Blaenffos is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 16 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality	0	The allocation and SA Objective are unrelated.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site will provide housing within the settlement of Blaenffos. Development of the site will need to reflect the density of surrounding housing. Open space should be incorporated and include

	the areas of semi-natural neutral grassland.
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Site name and ref: Boncath - North of Cilfan y Coed HSG/007/LDP/01 10 units (0.69 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Boncath is unlikely to contribute towards this SA Objective. Though there is a bus service to the settlement.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 10 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.

9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity		Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site relates well Boncath. The site would need to be developed at a low density due to the nature of the site.

Site name and ref: Broadmoor - Northwest of Lyndhurst Avenue HSG/008/LDP/01 12 units (0.48 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Broadmoor which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. There are hedge banks in the area which should be retained.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The development site is well related to Broadmoor. It provides an opportunity for housing within a settlement which has access to some facilities. Due to the sewerage issues the site would need to be phased for development to link in with Dwr Cymru Welsh Water improvement programmes. There are bats near the site and therefore this impact on them should be minimised.

Site name and ref: Cilgerran - Adjacent to Holly Lodge HSG/020/00062 24 units (1.1 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Cilgerran which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 24 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north and west of Cilgerran. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is well related to Cilgerran. There are known issues with sewerage therefore development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref:

Clarbeston Road - West of Ash Grove HSG/022/00012 21 units (0.83 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Clarbeston Road which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 21 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.

12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near a tributary of the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the west of Clarboston Road. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement and has permission for part of the site.

Site name and ref:
Clunderwen - Depot Site
HSG/152/LDP/01

28 units (0.96 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Clunderwen which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 28 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The site was previously used therefore there may be

		contamination issues. There are current issues with sewerage therefore a study may be required.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is to the west of a B flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is situated on brownfield land. Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation. However the site is unlikely to have any adverse effects upon biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The site is a brownfield site, therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site in Clunderwen relates well to the village and would provide housing on a brownfield site. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:
Cosheston - South of Tinkers Fold
HSG/025/00028

6 units (0.64 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Cosheston which has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 6 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.

13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. A buffer would be required for the watercourse along the eastern boundary of the site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the southwest of the settlement at Cosheston Pill. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development, therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	?	The site is partly within the Milford Haven Historic Landscape and near the National Park boundary. The site is unlikely to adversely impact on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area in Cosheston and near the National Park boundary. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near the Conservation Area. Archaeological assessments will be required as part of the development.
Overall assessment, potential changes and recommendation		The allocated housing site is within Cosheston, it is well related to the settlement. Development will need to ensure that there are no detrimental effects on the Conservation Area. Frontage plots would be most appropriate.

Site name and ref:
Croesgoch - OS 7445, North of the Forge
HSG/028/00012
20 units (0.67 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Croesgoch is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 20 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as

		part of Dwr Cymru Welsh Water improvement plans.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a water course to the north east of the site.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Access is an issue in this small settlement due to the topography. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	-	The site is not developed, and is arable land.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site relates well to Croesgoch. A buffer would be required along the watercourse. Known issues with the sewerage network mean that development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref:
Croesgoch - East of the Forge
HSG/028/00013
22 units (0.73 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Croesgoch is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 22 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as part of Dwr Cymru Welsh Water improvement plans.

13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a water course to the south west of the site.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however an archaeological survey would be required.
Overall assessment, potential changes and recommendation		This allocation is not consented. A buffer would be required along the watercourse. Known issues with the sewerage network mean that development should be phased to link in with Dwr Cymru Welsh Water improvement programmes.

Site name and ref: Crundale - Opposite Woodholm Close HSG/029/00014 13 units (0.51 ha)		
SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Crundale is unlikely to contribute towards this SA Objective, however there is good access to Haverfordwest and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 13 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The site was previously used therefore there may be contamination issues. There is a minor aquifer under the site.
13. Encourage the efficient production, use, re-use and recycling	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design

of resources		will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality and the water table.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is in a built up area, however designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has outline permission and is well related to the settlement. There is a minor aquifer under the site therefore measures would need to be taken to ensure that this is protected from contamination.

Site name and ref: Crundale - Land at Cardigan Slade HSG/029/00017 55 units (2.22 ha)		
SA Objective	Assessment	Summary

1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Crundale is unlikely to contribute towards this SA Objective, however there is good access to Haverfordwest and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 55 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.

14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. A buffer would be required for the watercourse and well next to the site.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation has outline permission and is well related to the settlement. A buffer area would be required to ensure protection of the watercourse and well on the edge of the site.

Site name and ref: Eglwysrwrw - South West of the School HSG/033/00035 15 units (0.51 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Eglwysrw which has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	?	The site will provide 15 units; it is unsure whether a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are potential issues with the sewerage system.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water

		quality. A buffer would be required for the watercourse along the eastern boundary of the site.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development, therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the North Pembrokeshire Woodlands SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to the Conservation Area and has historic buildings. Therefore development would need to ensure no adverse impacts on the landscape. It is unlikely the site would adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is adjacent to the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near the Conservation Area. Archaeological assessments may be required as part of the development.
Overall assessment, potential changes and recommendation		This site which has a planning application which is not determined yet is well related to the settlement. Network upgrades may be required to the sewerage system.

Site name and ref: Hayscastle Cross -Land Opposite Barrowgate HSG/041/LDP/01 6 units (0.43 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human	0	The allocation does not contribute towards the SA Objective.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Hayscastle Cross is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 6 units; a proportion of these may be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. The sewerage network should be scheduled for improvements in Dwr Cymru Welsh Waters asset management plan.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water

		quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. Frontage designs would be appropriate in this settlement.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This small site is well related to the settlement. Due to the nature of the site, frontage plots would be appropriate. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Hook - Rear of Pill Road HSG/044/00050 15 units (0.59 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	+	There is access to amenity and recreational open space near the site.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Hook which has good road links and public transport is available. Traffic will affect a trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 15 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Work on the sewerage system may be scheduled in for Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a C2 flood zone near the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any

		drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC, and Hook Wood SSSI. Detailed site assessments would be undertaken to identify whether other protected species are present. A separate Habitats Regulations Appraisal has been undertaken for Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area and near the National Park, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation would provide 15 units within a site well related to the settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Houghton – Nursery HSG/045/00008 15 unit (2.18 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	+	There is access to amenity and recreational open space near the site.

clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+/-	The development is within Houghton which has road links and public transport is available. Traffic will affect a trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 15 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are a number of watercourses in the area.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+/-	There is a B flood zone to the west of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.

16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site comprises buildings and improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken for Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	+	The site is near the National Park boundary. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site has outline permission for 15 dwellings. It is well related to the settlement.

Site name and ref: Hundleton - East of Bentlass Road HSG/046/00015 40 units (1.26 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge	0	The allocation does not contribute to this SA Objective.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Hundleton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 40 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the east and north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and	0	The site is improved grassland.

quantity		
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation is consented for 30 units – this could be changed to 40 units if the consent lapses. There is limited capacity in the sewerage works. A buffer would be required for the watercourses on site.

Site name and ref: Jeffreyston - Rear of Beggars Roost & Sunny Side HSG/047/LDP/01 14 units (0.9 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and	0	The allocation does not contribute to this SA Objective.

encourage sustainable modes of transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 14 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are no public sewers.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. Dwellings should be at a low density to reflect the adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland and buildings.
18. Protect, enhance and value	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the

biodiversity		biodiversity resource is protected and enhanced – for example retention of hedgerows where possible etc. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	There are trees and hedgerows in the allocated site; these should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is within a small settlement which has a range of local facilities, including a school and a public house, although there are no public sewers. Part of the site is consented. The retention of trees and hedgerows should be maximised where possible.

Site name and ref: Lamphey - South of Cleggars Park HSG/052/00011 55 units (2.42 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site contributes towards this SA Objective, there is good access to Pembroke and public transport.

5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 55 units; a proportion should be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced.

19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to impact adversely on the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Lamphey. Density of housing should reflect adjacent development.

Site name and ref: Llandissilio - Pwll Quarry Cross HSG/060/LDP/01 25 units (1.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation includes a requirement for recreational open space to be included and therefore the site contributes towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	There is public transport available in Llandissilio.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 25 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive	+	The development site will contribute positively towards this SA Objective.

communities which have improved access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the settlement on a slope towards the valley bottom. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct	+	Policies on design will ensure development has regard to local distinctiveness and contributes

design that complements the built heritage		positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	Archaeological assessment will be required.
Overall assessment, potential changes and recommendation		This allocated site relates well to Llandissilio, providing further housing opportunities. There are known issues with the sewerage network therefore development would need to be phased to link in with the Dwr Cymru Welsh Water improvement plans.

Site name and ref: Llanddewi Velfrey - North of the Village Hall HSG/057/LDP/01 12 units (0.5 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Llanddewi Velfrey which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.

7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	The development site should be allocated at a low density to reflect adjacent housing.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

environment		
Overall assessment, potential changes and recommendation		This small allocation would provide housing in Llanddewi Velfrey. The site is within a village where there is access to services and facilities. The site should be allocated at a density to reflect the current housing.

Site name and ref: Llangwm - Opposite The Kilns HSG/063/00024 75* units (3.01 ha) *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		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site, there is also access to other facilities and services.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Llangwm which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The allocated site will provide 25 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network – a study will be required. There is a minor aquifer below Llangwm.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality and ground water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. Density of housing should reflect adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area. Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocation should not adversely impact the built heritage or historic environment or the

built heritage and historic environment		Conservation Area. An archaeological assessment would be required.
Overall assessment, potential changes and recommendation		The allocated site is within a village which has access to a variety of facilities and services. There are current issues with sewerage, therefore a study would be required. Potential improvements by Dwr Cymru Welsh Water mean that development should be phased. An archaeological assessment would be required given the location.

Site name and ref: Maenclochog - North West of the Globe Inn HSG/081/LDP/01 58* units (2.31 ha) *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		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	The allocation includes a requirement for recreational open space to be included and therefore the site contributes towards the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Maenclochog and will support existing services and facilities, thereby reducing the need to travel.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 30 units; a proportion of these may be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.

7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Maenclochog.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the east of the settlement. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Preseli Historic Landscape and near the National Park boundary: the site should ensure no adverse impact on the landscape.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

heritage		
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however an archaeological assessment should be carried out as there are historic assets in the area.
Overall assessment, potential changes and recommendation		This site allocation relates well to the settlement. Recreational open space is to be included as part of the development.

Site name and ref: Martletwy - West of Post Office Farm HSG/083/LDP/01 6 units (0.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	-	The development site in Martletwy is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 6 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute towards this SA Objective.
7. Protect and enhance the role of the	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states

Welsh language and culture		that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There is a watercourse along the southern edge of the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There is no public sewer.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The Yerboston Tops SAC and Pembrokeshire Marine SAC are near the allocated site. A separate Habitats Regulations Appraisal has been undertaken for the SACs. However it is unlikely that the site would have a significant effect on the SACs. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

heritage		
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This small allocated site will provide housing within a small settlement. There is no public sewer and the watercourse to the south of the site would need to be buffered. Density of development would need to be low to reflect the surrounding development.

Site name and ref: Mathry - South of the Woodturner's HSG/085/LDP/01 6 units (0.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Mathry which has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 6 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development; therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	There is a nature reserve to the east of the site and the Cleddau Rivers SAC is to the south. A separate Habitats Regulations Appraisal has been undertaken for the SAC. It is unlikely that the site would impact these sites. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Mathry is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is in the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	Within the conservation area. Development would need to be sympathetic to the Conservation Area.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		This small allocated site would provide housing within Mathry. The site is well related to the settlement, though is within the Conservation Area, therefore development would need to ensure no adverse impact.

Site name and ref: Milton - West of Milton Meadows HSG/087/LDP/01 15 units (0.75 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation does not contribute to this SA Objective, though there is access to a play area (which is within the National Park).
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Milton which has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 15 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Development would need to connect to the public foul sewer.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north of the site (Radford Pill). Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development therefore a low density would be appropriate.
17. Safeguard soil quality and quantity	0	The site will not have a detrimental impact on soil quality or quantity.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. Lighting and the retention of hedgerows where possible.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to the National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment will be required as part of the development.

Overall assessment, potential changes and recommendation	This allocated site is well related to Milton, , a village with access to services and facilities, however there are potential issues with access – road would possibly need widening. Development would need to connect to the public foul sewer. There are European bats near the site therefore any essential lighting schemes should be minimised and directional or low level lighting used. An archaeological survey would be required.
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Site name and ref: Penally - North of The Paddock HSG/097/LDP/01 8 units (0.29 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	There is access to amenity and recreational open space near the site. Access to healthcare and leisure facilities in nearby Tenby.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site in Penally has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible	+	Construction can provide employment.

to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development; therefore frontage plots would be most applicable.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Penally is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is outside the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to have any adverse effects on the historic environment.
Overall assessment, potential changes and recommendation		This allocation relates well to Penally, with a range of services and facilities. There are issues with sewerage in the area, and therefore a phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Penally - Penally Heights HSG/097/LDP/02 11 units (0.56 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site in Penally has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 11 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

climate change		
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There are current issues with the sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. The layout would need to be in keeping with adjacent development.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects.
19. Protect and enhance the landscape and geological heritage	0	Penally is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is outside the Conservation Area. Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to have any adverse effects on the historic environment.
Overall assessment, potential changes and recommendation		This small allocated site is well related to the settlement. The site should be allocated at a low density to reflect the surrounding area.

Site name and ref:
Pentlepoir - Land adjacent to Coppins Lodge
HSG/099/LDP/01

33 units (1.68 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Pentlepoir which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 33 units; a proportion of these will be affordable homes, though part of the site has been approved therefore it is not known whether there is an element of affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Pentlepoir.
12. Minimise the generation of waste	+	New development will increase waste products. Policies will need to ensure that development has no

and pollution		significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Part of the site has been previously developed and part is improved grassland.
18. Protect, enhance and value biodiversity	+	There are European bat sites near the allocation and therefore policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site provides the opportunity for further housing development within the large village of Pentlepoir. There are issues with sewerage in the area, and therefore phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref:
Pont yr Hafod - Land Opposite School
HSG/103/LDP/01
10 units (0.44 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+ -	The development is within Pont yr Hafod which has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 10 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling	+ -	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design

of resources		will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. Improvements to the sewerage network are scheduled by Dwr Cymru Welsh Water.
15. Reduce the impacts of flooding and sea level rises	+	The site is to the north west of a B flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc. Access would need to be from a single estate road.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a developed area, designs would need to ensure that the landscape is not adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Puncheston - Opposite Bro Dewi HSG/108/LDP/01 8 units (0.39 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Puncteston is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 8 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works is due for work in Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of	0	The site drains towards the Afon Anghof therefore policies on design will ensure development includes

inland and coastal water		water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Anghof is to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment will be required as part of the development.
Overall assessment, potential changes and recommendation		The site relates well to the settlement. There are historic assets near the site therefore an archaeological assessment may be required. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan. The density of the site would need to reflect surrounding development.

Site name and ref: Puncheston - West of Awelfa HSG/108/LDP/02 12 units (0.44 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small

		settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Puncteston is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes. The housing site will provide housing within a small settlement.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works is due for work in Dwr Cymru Welsh Water improvement plan.

14. Maintain and protect the quality of inland and coastal water	0	The site drains towards the Afon Anghof therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone on the Afon Anghof is to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	-	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	+	The allocated site is near historic assets therefore an archaeological assessment may be required as part of the development.
Overall assessment, potential changes and recommendation		The site relates well to the settlement and will provide housing in a small settlement. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Robeston Wathen - South of Robeston Court HSG/113/LDP/01 12 units (0.63 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	-+	Open space should be included as part of the development, thus contributing to the opportunities to access recreational opportunities and a clean and healthy environment.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Robeston Wathen is unlikely to contribute towards this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 12 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. The sewage works may be due for work in Dwr Cymru Welsh Water improvement plan.
14. Maintain and protect the quality of	+	Policies on design will ensure development includes water conservation measures and sustainable

inland and coastal water		drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The C2 flood zone is to the south west and north west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc. A low density of housing would be appropriate.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary; however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocated site is unlikely to adversely impact the historic environment.
Overall assessment, potential changes and recommendation		The site relates well to the settlement, however development cannot be commenced before the road is de-trunked. Recreational open space should be included. Phased development to align with the Dwr Cymru Welsh Water improvements under their Asset Management Plan.

Site name and ref: Roch - East of Pilgrim's Way HSG/114/LDP/01 44 units (2.19 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human	+	There is access to amenity and recreational open space and other facilities near the site.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Roch which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 44 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There is a watercourse and well on site which would need buffering.

15. Reduce the impacts of flooding and sea level rises	0	There are flood zones within 1 km of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland and scrub.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near to the National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site will provide housing in a settlement with access to some services and facilities.

Site name and ref: Rosemarket - Opposite The Glades HSG/116/LDP/01 13 units (0.5 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	+	There is access to amenity and recreational open space near the site.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Rosemarket is unlikely to contribute towards this SA Objective, however there is access to public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 13 units; a proportion will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. There is a pond and watercourse near the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south and west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any

		drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. There may be contamination which would need to be investigated.
17. Safeguard soil quality and quantity	0	Development is unlikely to impact on soil quality.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven Historic Landscape. The site is in a built up area, however designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site is well related to the settlement. The watercourse and pond will require a buffer.

Site name and ref: Sageston - South of the Plough Inn HSG/015/00022 31 units (1.27 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Sageston which has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 31 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality, though there will potentially be an increase in the number of cars in Sageston.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north of the site. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise	+	Policies would ensure that development is efficient in terms of layout etc. Density should reflect

contamination		surrounding developments.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC and Pembrokeshire Bat Sites SAC (at Carew). A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is near the National Park boundary. The development should ensure no adverse impact on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is well related to the settlement and has good access. Density of housing should reflect the surrounding development. The site is near European bat sites, therefore trees and hedges should be retained where possible and low-level or directional lighting should be used.

Site name and ref: Simpson Cross - East of Hill Lane HSG/119/LDP/01 14 units (0.72 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development is within Simpson Cross which has good road links and public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 14 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+/-	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with the sewerage network.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise	0	Policies would ensure that development is efficient in terms of layout etc. Dwellings should be at a low

contamination		density to reflect the adjacent development.
17. Safeguard soil quality and quantity	0	The site is amenity grassland and arable land.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Simpson Cross is close to National Park boundary however the site is unlikely to have any adverse effects on the landscape here.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The allocated site is well related to the settlement with access to some facilities and services. The allocation may need to be phased for development to align with Dwr Cymru Welsh Water improvements.

Site name and ref: Spittal - North West of Wesley Way HSG/120/00018 22 units (0.87 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing, however this is a small housing site within a small settlement.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge	0	The allocation does not contribute to this SA Objective.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The development site in Spittal has good road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 22 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality. Improvements to the sewerage network are expected as part of Dwr Cymru Welsh Water improvement plans.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There are flood zones to the north and south of the settlement. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.

17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		Part of the site is permitted. The sewerage network is scheduled for improvements in Dwr Cymru Welsh Waters asset management plan.

Site name and ref: St Dogmaels - Awel y Mor Extension HSG/122/00035 16 units (0.55 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to open space in St Dogmaels.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of	+	The site will contribute positively to this SA Objective.

transport.		
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 16 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Teifi River SAC. A separate Habitats Regulations Appraisal has been carried out. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may

		need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Lower Teifi Valley Historic Landscape Area and near the National Park. Designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	The site is near the Conservation Area. Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This allocated site is an extension to a previous allocation. Ecological assessments will be required.

Site name and ref: St. Florence - North of Parsons Green HSG/123/LDP/01 21 units (0.86 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within St Florence, there is public transport.
5. Provide a range of high quality housing including affordable housing	++	The site will provide 21 units. A proportion of these will be affordable housing.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment. Phasing may be necessary to coincide with improvements to sewerage network.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies will ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	-	There is a C2 flood zone to the south of the village. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 21 units. Density should reflect the adjacent housing.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the village and is therefore unlikely to be impact on the landscape and or geological heritage.

20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is not in the Conservation Area. The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement. Phasing may be required to coincide with Dwr Cymru Welsh Water Asset Management Plans.

Site name and ref: Templeton - South of the B4315 HSG/132/00030 18 units (1.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Templeton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 18 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved	++	The development site will contribute positively towards this SA Objective.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted. Housing would need to be at a density similar to the surrounding estates.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The allocation is unlikely to adversely impact the built heritage or historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		This allocation is well related to Templeton, and half the site has been consented, with an application in for the remainder of the site. Housing density should reflect adjacent areas.

Site name and ref: Templeton - South of the Boars Head Junction HSG/132/LDP/01 24 units (1.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Templeton which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 24 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	+	All allocated sites can protect and enhance the role of the Welsh language and culture as PPW states that development can be phased for social infrastructure – Welsh language, at application stage.
8. Provide a range of good quality	+	Construction can provide employment.

employment opportunities accessible to all sections of the population		
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the east of the village. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	+	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is in a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site is well related to the settlement and would provide further housing. This site also provides an opportunity for road improvements, taking pressure off the Boars Head junction.

Site name and ref: Tiers Cross - North of Bulford Road HSG/135/00004 23 units (0.91 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site is within Tiers Cross, it has good road links and there is public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	+	The site will provide 23 units. A proportion of these dwellings will be affordable housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.

10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There is a buffer zone for Bolton Hill Quarry within the eastern area of the site, which will need to be taken into account in drafting site layout.
14. Maintain and protect the quality of inland and coastal water	+	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is adjacent to existing development within the area. Design policies will ensure that the layout, land use and density of development be efficient. The site is allocated for 23 units.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The site is well related to the current development in the town and is therefore unlikely to be impact on the landscape and or geological heritage. The site would not adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site is well related to a village which has access to some facilities.

Site name and ref: Wolfscastle – opposite Haul y fryn HSG/149/LDP/01 30 units (1.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of housing sites can have positive effects on the population structure, where younger people may stay in the county if there is suitable housing.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+	There is access to amenity and recreational open space and other facilities near the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The development site is within Wolfscastle which has good road links and public transport is available.
5. Provide a range of high quality housing including affordable housing to meet local needs	++	The site will provide 30 units; a proportion of these will be affordable homes.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The development site will contribute positively towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	Construction can provide employment.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated. However, the construction of housing can benefit the local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	+	Policies on design will ensure development incorporates resource efficient and climate responsive design.

11. Maintain and improve air quality	0	The allocated site is unlikely to impact on air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north east of the settlement. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	+	The site is adjacent to a built up area, designs would need to ensure that the landscape is not adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment, however due to the location of historic assets an archaeological assessment should be carried out.
Overall assessment, potential changes and recommendation		This site offers a well related site for housing. There are potential highway constraints. An archaeological assessment should be carried out.

SPECIALIST AND SUPPORTED ACCOMMODATION

Site name and ref:
Park House, New Hedges

SSA/089/01		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	+	Provision of facilities can have positive effects for those members of the population who require specialist and supported accommodation.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocated site will contribute positively to this SA Objective
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0+	The allocated site is adjacent to an existing facility within New Hedges, and is near Pentlepoir, Tenby and Kilgetty.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides specialist accommodation.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	++	The site is meets this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The allocation would provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient	+	New development will require the use of resources. Policies will ensure the sustainability of all

production, use, re-use and recycling of resources		aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	It is unlikely that the landscape will be adversely impacted. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide specialist accommodation providing benefits to those in need of specialist and supported accommodation.

GYPSY TRAVELLER ALLOCATIONS

Site name and ref: Withybush Gypsy Site 10 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.

2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocated site does not contribute to the SA Objective
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocated site is near Haverfordwest, but does not contribute directly to the SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The site is not directly related to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Cleddau Rivers SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that

		there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	It is unlikely that the landscape will be adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing for gypsy travellers as identified by a needs assessment. The site is close to the C2 flood zone therefore sustainable drainage systems would be needed.

Site name and ref: Catshole (Castle) Quarry 8 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocated site does not contribute to the SA Objective
3. Improve education opportunities to	0	The allocation does not contribute to this SA Objective.

enhance the skills and knowledge base		
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocated site is near Pembroke, but does not contribute directly to the SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The site is not directly related to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	The site is near the Pembrokeshire Marine SAC. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses on site.
15. Reduce the impacts of flooding and sea level rises	+	There is a flood zone to the north. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.

17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	This is an extension to an existing site; therefore it is unlikely that the landscape will be adversely impacted.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide housing for gypsy travellers as identified by a needs assessment. The site is close to the C2 flood zone therefore sustainable drainage systems would be needed.

Site name and ref: Kingsmoor Common, Kilgetty 15 pitches		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	?	Provision of gypsy traveller sites can have positive effects on the population structure, where younger people may stay in the county.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocated site does not contribute to the SA Objective
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not contribute to this SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocated site is near Kilgetty and Begelly, but does not contribute directly to the SA Objective.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocated site provides a site for gypsy traveller housing.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The site is not directly related to the SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are unrelated.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are unrelated.
11. Maintain and improve air quality	0	The allocation and SA Objective are unrelated.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. There are known issues with capacity at the sewage works.
14. Maintain and protect the quality of inland and coastal water	0	Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality. There are watercourses adjacent to the site.
15. Reduce the impacts of flooding and sea level rises	+	There is a C2 flood zone to the north, therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Policies would ensure that development is efficient in terms of layout etc.
17. Safeguard soil quality and quantity	0	Marshy grassland and semi-improved neutral grassland.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. There are European bats near the site, lighting schemes should be directional or low-level lighting.
19. Protect and enhance the	0	The site is on registered common land, therefore an application would need to be made to extinguish

landscape and geological heritage		the rights on this extension to the site.
20. Encourage quality locally distinct design that complements the built heritage	0	The site is not directly related to the SA Objective.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		This site will provide housing for gypsy travellers as identified by a needs assessment. The site is adjacent to the C2 flood zone therefore sustainable drainage systems would be needed.

COMMUNITY FACILITY ALLOCATIONS

Site name and ref: Slade Lane School Site, Haverfordwest CF/040/01 New primary school (5.83 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides a new school to serve the increase in children as a result of the Slade Lane Housing allocations.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective – pupils are likely to be in walking distance of the new school.
5. Provide a range of high quality housing including affordable housing	0	The allocation does not contribute to this SA Objective.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new school would provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities should be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the east of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. There are wildlife corridors along field boundaries. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows should be retained where possible.

19. Protect and enhance the landscape and geological heritage	?	The site is adjacent to a developed area; it is a large allocation which will change the landscape in the Haverfordwest area, though the site is adjacent to existing housing. The site is within the Milford Haven Historic Landscape. Woodland and hedgerows should be retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide a new primary school to provide education for residents of the Slade Lane housing sites. Access would be provided through the Slade Lane residential development as it proceeds.

Site name and ref: Withybush Hospital Extension, Haverfordwest CF/040/02 Hospital extension (2.57 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	++	The allocation contributes positively towards the SA Objective by providing a hospital extension.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation does not directly contribute to this SA Objective, although training opportunities may be enabled by extending this teaching hospital
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation does not contribute directly towards this SA Objective. Public transport to the hospital is available. The site has good access.
5. Provide a range of high quality	0	The allocation does not contribute to this SA Objective.

housing including affordable housing to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The hospital extension would provide employment opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised. A watercourse is present on site. This would need to be buffered.
15. Reduce the impacts of flooding and sea level rises	-	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Hedgerows should be retained where possible.

19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide a hospital extension which provides greater access to healthcare and will also provide employment opportunities. The site is near the Cleddau Rivers SAC, and hedgerows should be retained where possible.

Site name and ref: St Marks VA School, Haverfordwest CF/040/03 Site extension (0.31 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides an extension to the area of the school.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective.
5. Provide a range of high quality housing including affordable housing	0	The allocation does not contribute to this SA Objective.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	An extension to the school area could provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Cleddau Rivers catchment and a C2 flood zone is to the north of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the	0	The site is adjacent to a developed area.

landscape and geological heritage		
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide an extension to the school premises.

Site name and ref: Pennar CP School, Pembroke Dock CF/096/01 Site extension and new access for school (1.4 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides an extension to the school area.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved	+	The allocation contributes towards this SA Objective. The site extension will also provide opportunity to improve access to the school.

access to key services and facilities		
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	An extension to the school area could provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Milford Haven waterway catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	The development site is in the Milford Haven waterway catchment and a C2 flood zone is near the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	0	The development site is near the Pembrokeshire Marine SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.

heritage		
21. Protect, enhance and value the built heritage and historic environment	0	Part of the site is in the Conservation Area, and adjacent to the golfcourse however development is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site will provide improved access and an extension to the school premises.

Site name and ref: Monkton Cemetery, Monkton CF/095/01 Cemetery extension (0.21 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.
9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation does not contribute to this SA Objective.
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste and pollution	0	The allocation does not contribute to this SA Objective.
13. Encourage the efficient production, use, re-use and recycling of resources	0	The allocation does not contribute to this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	The allocation and SA Objective are unrelated.
15. Reduce the impacts of flooding and sea level rises	0	The allocation and SA Objective are unrelated.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The site is within the built-up area.
18. Protect, enhance and value biodiversity	+	Cemetery sites can be important areas for biodiversity.
19. Protect and enhance the landscape and geological heritage	0	The allocation will not adversely affect the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation and SA Objective are unrelated.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site.

Site name and ref: Popehill, Johnston CF/048/01 Cemetery extension (0.77 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated. Access to the site is from the A4076 trunk road.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.
9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to	0	The allocation does not contribute to this SA Objective.

climate change		
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste and pollution	0	The allocation does not contribute to this SA Objective.
13. Encourage the efficient production, use, re-use and recycling of resources	0	The allocation does not contribute to this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	The allocation and SA Objective are unrelated, however given the location of the nearby quarry, there could be issues with groundwater.
15. Reduce the impacts of flooding and sea level rises	0	The allocation and SA Objective are unrelated.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The site is improved grassland.
18. Protect, enhance and value biodiversity	+	Cemetery sites can provide important areas for biodiversity. Trees and hedgerows retained where possible.
19. Protect and enhance the landscape and geological heritage	0	The allocation will not adversely affect the landscape.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation and SA Objective are unrelated.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site. There could be issues with groundwater due to the proximity to the quarry.

Site name and ref:
Freystrop Cemetery, Freystrop
CF/035/01
Cemetery extension (0.21 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation and SA Objective are not directly related.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	0	The allocation and SA Objective are unrelated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation does not contribute to this SA Objective, however the site will provide a facility for local residents.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation does not contribute to this SA Objective.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation does not contribute to this SA Objective.
9. Support a sustainable and diverse local economy	0	The allocation does not contribute to this SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation does not contribute to this SA Objective.
11. Maintain and improve air quality	0	The allocation does not contribute to this SA Objective.
12. Minimise the generation of waste and pollution	0	The allocation does not contribute to this SA Objective.
13. Encourage the efficient	0	The allocation does not contribute to this SA Objective.

production, use, re-use and recycling of resources		
14. Maintain and protect the quality of inland and coastal water	0	The allocation does not contribute to this SA Objective.
15. Reduce the impacts of flooding and sea level rises	0	The allocation does not contribute to this SA Objective.
16. Use land efficiently and minimise contamination	0	The allocation and SA Objective are unrelated.
17. Safeguard soil quality and quantity	0	The allocation and SA Objective are unrelated.
18. Protect, enhance and value biodiversity	0	The site is improved grassland.
19. Protect and enhance the landscape and geological heritage	+	Cemetery sites can provide important areas for biodiversity. Trees and hedgerows retained where possible.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation will not adversely affect the landscape.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation and SA Objective are unrelated.
Overall assessment, potential changes and recommendation		The site will provide an extension to the cemetery site.

Site name and ref: Haverfordwest school CF/040/04 Replacement primary school (0.79 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	0	The allocation and SA Objective are not directly related, however the site would involve the loss of some amenity space, however there is access to space elsewhere in the town.

and recreation opportunities and a clean and healthy environment		
3. Improve education opportunities to enhance the skills and knowledge base	++	The allocation provides a new school.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The development site contributes positively to this SA Objective – pupils are likely to be in walking distance of the new school.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation does not contribute to this SA Objective.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The allocation contributes towards this SA Objective.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are not directly related.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	A new school would provide job opportunities.
9. Support a sustainable and diverse local economy	0	The allocation and SA Objective are not directly related.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation and SA Objective are not directly related.
11. Maintain and improve air quality	0	The allocation is unlikely to impact upon air quality.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	Development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP. Recycling facilities should be provided.
14. Maintain and protect the quality of inland and coastal water	+	The site is within the Cleddau Rivers catchment, therefore measures would need to be taken to ensure that pollution is minimised.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and

		development.
16. Use land efficiently and minimise contamination	0	Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is amenity grassland.
18. Protect, enhance and value biodiversity	?	The development site is near the Cleddau Rivers SAC, and a separate Habitats Regulations Appraisal has been undertaken. Policies will exist to ensure that the biodiversity resource is protected and enhanced.
19. Protect and enhance the landscape and geological heritage	0	The site is adjacent to a developed area; and the site is within the Milford Haven Historic Landscape. The site is unlikely to adversely impact the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside the Conservation Area, and is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The site would provide a new school, and therefore provide upgraded facilities for education in Haverfordwest.

ROAD IMPROVEMENTS ALLOCATIONS

Site name and ref: WAG - A40 Llanddewi Velfrey to Penblewin – WAG Phase 3 scheme		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge	0	The allocation is not directly related to the SA Objective.

base		
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to watercourses and rivers therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.

18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The WAG improvement schemes were included in the National Transport Plan and these were subject to SEA. No adverse comments were made in relation to the scheme.

Site name and ref: Regional Improvement Scheme - Improvement to the A40 west of St. Clears (including dualling, subject to proving the business case) There are currently no land allocation implications for this improvement.		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.

6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species. Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.

21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The scheme would be beneficial to the residents, businesses and visitors. Impacts from run-off should be dealt with.

Site name and ref: Local road improvement scheme - Northern Distributor Network – Bulford Road link (Johnston to Tiers Cross) This allocation has been assessed under the Regional Transport Plan SEA ¹		
Overall assessment, potential changes and recommendation		Extract from RTP SEA – To provide a replacement 2.5km road link and better road access for HGVs and other traffic from the A4076 Trunk Road at Johnston to the nationally important oil and gas terminal, storage, refining and other development sites to the west of Milford Haven. The link will form a major part of a Milford Haven Relief Road, intended to remove heavy and through traffic from the town centre of Milford Haven. In addition, it will give relief and improved safety to the residential communities of Johnston and Tiers Cross. The link will replace a largely single track road with passing places. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Local road improvement schemes - Pembroke Community Regeneration Project Phase 1 (Bridgend Terrace diversion) and Phase 2 (Bush Hill to Monkton bypass route) This allocation has been assessed under the Regional Transport Plan SEA		
Overall assessment, potential changes and recommendation		Extract from RTP SEA – Recommendations resulting from the Stage 1 and 2 studies into this project are as follows: i. A full extended bypass from the TRA 477 via Bush Hill and Monkton to St Daniel's Hill ii. A Bridgend Terrace Diversion iii. Traffic management of Main Street and Westgate Hill within Pembroke iv. Traffic management and some highway improvements to connecting routes outside Pembroke

¹ Environmental Report Addendum for the South West Wales Regional Transport Plan (SEA of Regional Transport Plan) September 2009
(<http://www.swwitch.net/resources/1/Files/RTP%20documents/SWW%20RTP%20SEA%20ER%20Addendum%20Sept%2009.pdf>)

	v. Sustainable transport initiatives. Using information in the WeITAG assessment, the assessment of the scheme on the SEA objectives has been revised. Based upon information currently available the overall effect would be positive due to environmental improvements associated with reduced traffic congestion. However the new bypass is likely to have a negative effect on biodiversity, as a result of potential effects on two SACs, while the effect on historic assets and landscape/townscape is uncertain. No new significant effects have been identified.
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Site name and ref: Local road improvement scheme - Blackbridge Access Improvement and Waterston bypass This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Waterston Bypass (RTP project no. 18) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. The bypass is proposed to relieve traffic through Waterston associated with recent developments such as the new LNG terminal on the former oil refinery site. The bypass has the following objectives: i. Facilitate the safe and efficient movement of existing traffic movements through Waterston. The daily 2-way traffic flow is about 3,500 vehicles with approximately 7.5% HGVs (inclusive of buses). ii. Improve the safety of all road users. iii. Relieve Waterston Village of through traffic and particularly heavy vehicles. iv. Improve access to the Waterston energy and employment sites. v. Improve pedestrian and cycle facilities. The bypass is anticipated to have positive significant effects on access to services and safety. The significance of effect on the majority of other objectives is uncertain without further information on the existing situation and the scheme proposals. No new significant effects have been identified. Blackbridge Access Improvement (RTP project no. 19) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. This proposal is to provide a good standard Road from Blackbridge to/from Waterston and the A477 and Trunk Road network. The overall effect of the new access is difficult to assess without further specific scheme information.

	However, it is likely to have a negative impact upon objectives to reduce greenhouse gas emissions as it would promote development at Blackbridge and therefore generate traffic emissions. No new significant effects have been identified.
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Site name and ref: Local road improvement schemes - Southern Strategic Route – A 477 Nash Fingerpost to Energy Site corridor enhancement This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Southern Strategic Route – A477 Fingerpost Junction to Energy Site Corridor (RTP project no. 13) This scheme is within the prioritised programme within the RTP. However, it was not addressed in the Environmental Report and is therefore covered by this addendum. The Southern strategic route proposes to widen, re-align and otherwise improve roads passing from the north east to the south west of Pembroke, running through the town centre. The route runs from the A477 Trunk Road “Fingerpost” junction to the energy sites on the southern shore of the Haven. The current energy sites comprise the operational Chevron Refinery and the site of the former Pembroke Power Station which is to become a new gas fired power station. Overall the effect of improving the southern strategic route is anticipated to be positive for safety and access objectives. The impact on greenhouse gas objectives is likely to be neutral. Overall the other effects are uncertain without more specific scheme details.

Site name and ref: Bus and rail interchanges – Fishguard (bus focal point) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – There is little available detail on each of these schemes however, it is envisaged that the options would involve minor improvements and infrastructure developments. For example, the provision of bus shelters, clearer timetable information and security measures such as lighting. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Bus and rail interchanges – Goodwick Railway Station (bus / rail interchange) (there is also a possibility that an inter-modal freight transfer station could be	
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constructed at this site during the plan period, but there is no reference to this in the Regional Transport Plan for South West Wales) This allocation has been assessed under the Regional Transport Plan SEA		
SA Objective	Assessment	Summary
Overall assessment, potential changes and recommendation		Extract from RTP SEA – At Pembroke Dock and Goodwick Station there would be the provision of new interchange facilities for rail, bus, and taxi users. No further details are available at this stage. Goodwick Station is within the Conservation Area – therefore it should be retained.

Site name and ref: Bus and rail interchanges – Milford Haven (bus / rail interchange) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from the RTP SEA – The Milford Haven interchange proposal would involve the re-installation of track adjacent to cliff, the building of a new station including office, and re-configuring the car park. The only positive effect is linked to the objective for improved access, while there are neutral impacts on five SA Objectives. There are some uncertainties, due to the potential extent of the modal shift. A negative adverse effect associated with this proposal for biodiversity has been identified as a result of potential effects on the Pembrokeshire Marine SAC. No new significant effects have been identified.

Site name and ref: Bus and rail interchanges – Pembroke Dock (bus / rail interchange) The allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	At Pembroke Dock and Goodwick Station there would be the provision of new interchange facilities for rail, bus, and taxi users. No further details are available at this stage. Pembroke Dock Station is a listed building therefore should be retained and included in any re-development.

Site name and ref:

Rail network improvements – Clunderwen railway station improvement This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from the RTP SEA – The options involve the upgrading of existing facilities and aesthetic improvements to railway stations. No changes have been made to the assessment. No new significant effects have been identified.

Site name and ref: Park and ride schemes – Tenby (implications for non National Park locations) This allocation has been assessed under the Regional Transport Plan SEA	
Overall assessment, potential changes and recommendation	Extract from RTP SEA – Existing Park & Ride has been successful within the SWWITCH region and the development of further sites will complement this with the aim to reduce congestion further. Positive effects of the proposal have been identified on four SA objectives, with access to services being significantly positive. There are some neutral impacts, with the assumption that the demand for park and ride services is present. There is a negative effect associated with this proposal for water resources, which could increase pressure on the system.

Site name and ref: County Council programmed highway scheme – B4318 Gumfreston to Tenby diversion and improvement phase 3		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.

4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to a watercourse therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value	-	The scheme has the potential to impact upon protected species. Ecological assessments would need

biodiversity		to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is unlikely to impact upon the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		Drainage and potential impacts on protected species may be the main issues in relation to this allocation. Sustainable drainage systems and ecological assessments would be required.

Site name and ref: County Council programmed highway scheme – B4320 Monkton re-alignment		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access

communities which have improved access to key services and facilities		services and facilities. Improved footways can also benefit pedestrians.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.
9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The site is close to the watercourses and rivers therefore any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to watercourses and rivers therefore the quality of water should be protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	-	The scheme has the potential to impact upon protected species (there are bats known to be near the allocation). Ecological assessments would need to be undertaken.
19. Protect and enhance the landscape and geological heritage	-	The scheme could impact upon the landscape and potentially the geological heritage.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is adjacent to the Conservation Area, designs would need to ensure that they complement the built heritage.
21. Protect, enhance and value the	0	The allocation is adjacent to the Conservation Area, designs would need to ensure that they do not

built heritage and historic environment		adversely impact the built heritage.
Overall assessment, potential changes and recommendation		Drainage is the main issues in relation to this allocation. Sustainable drainage systems would be required.

Site name and ref: County Council programmed highway scheme – A40 High Street to A487 West Street ('Chimneys' link), Fishguard (funding not yet identified, but potential that could be implemented during the plan period)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The allocation is not directly related to the SA Objective.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation is not directly related to the SA Objective.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	The SA objective and allocation are not directly linked. Though improvements to the road network can provide better transport links for public transport.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated. Though improved roads can make it easier to access services and facilities. Improved footways can also benefit pedestrians.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	0	The allocation and SA Objective are unrelated.

9. Support a sustainable and diverse local economy	+	The allocation and SA Objective are indirectly related. An improved transport network will be beneficial for businesses.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	The allocation is unlikely to contribute towards this SA Objective directly.
11. Maintain and improve air quality	0	The allocation is unlikely to contribute towards this SA Objective directly. There are no Air Quality Management Areas within Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. Any potential pollution would need to be avoided.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Water conservation, sustainable drainage and design should be incorporated. During construction, materials should be re-used where possible.
14. Maintain and protect the quality of inland and coastal water	+	The development site should ensure that water quality is protected.
15. Reduce the impacts of flooding and sea level rises	0	Drainage from the allocated site should not place undue pressure on surface water infrastructure.
16. Use land efficiently and minimise contamination	0	The allocation is not directly related to the SA Objective.
17. Safeguard soil quality and quantity	0	The allocation is not directly related to the SA Objective.
18. Protect, enhance and value biodiversity	0	The allocation is unlikely to impact this SA Objective.
19. Protect and enhance the landscape and geological heritage	0	The allocation is unlikely to impact this SA Objective.
20. Encourage quality locally distinct design that complements the built heritage	0	The allocation is partly in the Conservation Area, designs would need to ensure that they complement the built heritage.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is partly in the Conservation Area, designs would need to ensure that they do not adversely impact the built heritage.
Overall assessment, potential changes and recommendation		Drainage is the main issue. Designs should also ensure that no adverse effects on the historic environment.

WASTE ALLOCATIONS

Site name and ref: Adjoining the Milford Haven (Murco) Refinery WST/LDP/086/01 Energy from waste plant (5.69 ha) The process of energy from waste has been assessed as part of the Regional Waste Plan²; however locations were not specified at the regional level.		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	An energy from waste facility has the potential to impact on human health and wellbeing through emissions including odour, dust, noise, litter, and vermin. A Health Impact Assessment was carried out for the Regional Waste Plan. Emissions are regulated therefore impacts are insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours. Energy from waste facilities are enclosed systems, therefore compared to landfilling for example, some issues are not as pronounced. The site is situated adjacent to a populated area.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles would be transporting waste to the facility therefore an increase in traffic is anticipated. Alternative methods of transport, such as rail should also be explored. The location of complementary facilities should be considered.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0	The allocation and SA Objective are unrelated.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.

² Strategic Waste Management Options Strategic Environmental Assessment Volume 1 & 2 September 2007, Hyder Consulting

9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	The process will release greenhouse gases. Any residual waste following the process would be sent to landfill; however the amount of waste then going to landfill would be substantially reduced. Methane can be burned.
11. Maintain and improve air quality	?	The process will produce emissions to air, these emissions will be regulated and controlled. Carbon dioxide emissions from thermal treatment plans are less than those emitted from the landfill of waste. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation will process waste arisings. Risk of pollution will need to be mitigated. Leachate will be controlled.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The allocation will produce energy from waste – supporting this SA Objective. Potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Leachate from landfills could affect water quality. Process water may be required and could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take of energy from waste facilities is less than that for landfill. The site is adjacent to an industrial site which could benefit from the energy created. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	A small area of woodland is on site. An ecological assessment would be required. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, and further assessment would need to be undertaken at a project level.
19. Protect and enhance the landscape and geological heritage	?	The allocation is adjacent to the Murco Refinery and near the National Park boundary. An emissions stack from the plant may cause visual and landscape impacts.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and		The site could bring positive benefits and contribute towards reducing the amount of waste to landfill.

recommendation	The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) would be carried out.
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Site name and ref: Land at Kingsmoor Common, Kilgetty WST/LDP/050/01 Civic amenity site and waste transfer station (3.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The site will encourage people to recycle more, indirectly benefiting the environment. A public right of way crosses the site.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	-	Access to the site will be via private car. Waste vehicles will also need to access the site. It is not known if the CA site in Tenby would close, however if it did people will need to travel further from that area to access this facility, however access would be improved for other people across a broader catchment. Traffic would affect the Kilgetty roundabout and other roads – depending on where access would be situated.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The site would provide facilities for recycling and waste disposal.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.

8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The site may provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The site may indirectly support the economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	People will drive to this facility, but this is no change from the current situation.
11. Maintain and improve air quality	?	The allocation will not contribute towards the SA Objective.
12. Minimise the generation of waste and pollution	+	The site provides opportunities to recycle waste. Policies will need to ensure that development has no significant adverse impact on water quality. There are a number of watercourses on the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site will contribute towards this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	There are watercourses on the site; therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	The site is to the south of a C2 flood zone. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	There site is on common land (Kingsmoor Common), therefore an application would need to made to extinguish the rights. There are bye-laws and open-access issues on the Common. There is the potential for contamination from the potential waste activities on site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	0	The site is unlikely to impact upon this SA Objective.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. A separate Habitats Regulations Appraisal has been undertaken. Hedgerows should be retained where possible.
19. Protect and enhance the landscape and geological heritage	0 -	The site is close to National Park boundary however the site is unlikely to have any adverse effects on the National Park. The site is in a prominent location for traffic to view from the A477 and A478, there could be adverse visual impacts. Screening would be essential.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the	0	The site is unlikely to impact upon the built heritage and historic environment.

built heritage and historic environment		
Overall assessment, potential changes and recommendation		The site would provide access to recycling and waste management facilities. Access to civic amenity sites is difficult for many residents in Pembrokeshire. In terms of accessing the site, there may be issues with access from the Kilgetty roundabout. The site would be in a prominent location for motorists viewing the site from the A477 and A 478 – effective screening would be needed.

Site name and ref: Winsel near Merlin's Bridge WST/LDP/040/01 Extension to the existing civic amenity site (4.95 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	0	The site will encourage people to recycle more, indirectly benefiting the environment.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	- +	Access to the site will be via private car. Waste vehicles will also need to access the site. Traffic would affect the Tiers Cross junction and other roads. The site is near a railway line.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	+	The site would provide facilities for recycling and waste disposal.
7. Protect and enhance the role of the	0	The allocation and SA Objective are unrelated.

Welsh language and culture		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The site may provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The site may indirectly support the economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	0	People will drive to this facility, but this is no change from the current situation.
11. Maintain and improve air quality	?	The allocation will not contribute towards the SA Objective.
12. Minimise the generation of waste and pollution	+	The site provides opportunities to recycle waste. Policies will need to ensure that development has no significant adverse impact on water quality. There are watercourses on the site.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site will contribute towards this SA Objective.
14. Maintain and protect the quality of inland and coastal water	0	There are watercourses on the site; therefore policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	0	The site is to the east of a C2 flood zone. Therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	There site would be an extension to an existing site. There is the potential for contamination from the potential waste activities on site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	0	The site is unlikely to impact upon this SA Objective.
18. Protect, enhance and value biodiversity	0	Policies will exist to ensure that the biodiversity resource is protected and enhanced. A separate Habitats Regulations Appraisal has been undertaken. Hedgerows should be retained where possible.
19. Protect and enhance the landscape and geological heritage	0	Screening would be necessary to mitigate against any visual impacts.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design should ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.

Overall assessment, potential changes and recommendation	The site would provide enhanced capacity for recycling and waste management. Traffic would increase. Screening would be required.
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The following sites have been suggested as allocations for new in-building handling and treatment of waste, some of these sites are also employment sites. These are activities which require B2 employment and major industrial sites. Sites may also be suitable for open-air waste handling and treatment facilities. It is not known if all of the sites would be developed and what may take place on those sites.

Policy 39 of the Deposit Local Development Plan states that waste management facilities may be provided on B2 employment sites and major industrial sites in appropriate circumstances. Proposals to include in-building or open-air facilities for the handling and treatment of waste will be considered on individual merit, with consideration given to their potential effects on amenity, traffic and the level of demand for that type of facility. Prospective developers may need to undertake a Health Impact Assessment and/or an Environmental Impact Assessment of the proposed facility.

Site name and ref: Withybush East of Business Park (undeveloped residual) – also an employment site EMP/040/00004 and 040/00009 New in-building handling and treatment of waste (15.38 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Haverfordwest.

5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park. Mitigation would be in place for potential contamination.

17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Cleddau Rivers SAC, therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref:
 Withybush North of Business Park – also an employment site
 EMP/040/00005
 New in-building handling and treatment of waste (6.09 ha)

SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human	?	The handling and treatment of waste has the potential to impact on human health and wellbeing.

health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment		Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	The site is within Haverfordwest which has good transport links. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use

		of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing business park. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	+	The site is near the Cleddau Rivers SAC, therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. Surface water is an issue in this area and would need to be addressed. The site will bring employment benefits to the area.

Site name and ref: Merlins Bridge Creamery and extension site – also an employment site EMP/040/00003 New in-building handling and treatment of waste (7.63 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Haverfordwest.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.

9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	New development will increase waste products. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Merlins Brook (which is also adjacent to the C2 flood zone), therefore surface water pollution should be avoided. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. The allocation is within the Cleddau Rivers catchment and there are surface water drainage issues at this site. Policies will ensure that development does not impact on the water quality.
15. Reduce the impacts of flooding and sea level rises	+	The development site is adjacent to the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	0	The site is adjacent to the main creamery. Design policies will ensure that the layout, land use and density of development be efficient. Mitigation would need to be put in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is on a tributary of the Cleddau Rivers SAC therefore any development would need to ensure that there are no adverse effects on the protected species. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertake at a project level. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Developers may need to contribute towards biodiversity and nature conservation through planning obligations.

19. Protect and enhance the landscape and geological heritage	0	It is unknown what the facility would be therefore impacts on the landscape or geological heritage are unknown. Policies are in place to address landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities. The development site is in a location well related to other employment sites in the area, and where access is available. The site is adjacent to a tributary of the Cleddau Rivers SAC and also abuts the C2 flood zone. The site will bring employment benefits to the area.

Site name and ref: Milford Haven Refinery (Murco), Milford Haven EMP/000/00003 New in-building handling and treatment of waste (123.7 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.

3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. Alternative methods of transport, such as rail should also be explored. The site is also allocated as an energy from waste facility (WST/LDP/086/01) therefore, by locating complementary facilities this would minimise traffic and mileage impacts.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.

16. Use land efficiently and minimise contamination	0	Land take for waste facilities is less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The allocation is within the Murco Refinery and near the National Park boundary. The site is unlikely to adversely impact the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		It is unknown what facility would be built on the site. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref: Petro Plus / Dragon LNG EMP/0040/00004 New in-building handling and treatment of waste (177.2 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be

clean and healthy environment		insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link at the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding	0	Designs will need to incorporate responses to the likely impact of climate change and the implications

and sea level rises		of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within a large industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.

Site name and ref: Dale Road, Hubberston – also an EMPLOYMENT SITE EMP/086/00002 New in-building handling and treatment of waste (4.64 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare	?	The site is contaminated – any remediation would improve the quality of the local environment. The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near populated area therefore the site would

and recreation opportunities and a clean and healthy environment		not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	++	The allocated site is in Milford Haven which has good transport links including public transport. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Milford Haven.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The site and the SA Objective are directly related – the development site will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	The employment site will contribute towards a sustainable local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation will process waste arisings. The allocated site is in the Milford Haven waterway catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.

14. Maintain and protect the quality of inland and coastal water	-	The development site is near the Milford Haven waterway. Surface water drainage is a known issue in this area. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	-	The development site is near the C2 flood zone and there are known surface water drainage issues in the area. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	The site is a brownfield site therefore this allocation supports this SA Objective. There is a historic landfill and contamination issues on site. Any contamination will be required to be remediated in conjunction with development bringing positive environmental outcomes.
17. Safeguard soil quality and quantity	+	The site is brownfield land and potentially contaminated, development will require remediation of the site. It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The allocated site is in the Pembrokeshire Marine SAC catchment. A separate Habitats Regulations Appraisal has been undertaken. A project level assessment may be needed. Policies in the LDP will ensure that the biodiversity resource is protected and enhanced. Planning obligations allow for developers to contribute towards biodiversity and nature conservation.
19. Protect and enhance the landscape and geological heritage	0	The allocated site is within the Milford Haven Historic Landscape. The site is a brownfield site, therefore any development has the potential to improve appearance of the area. Policies will ensure development does not adversely affect landscapes.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character.
21. Protect, enhance and value the built heritage and historic environment	0	The allocation is unlikely to adversely impact the built heritage or historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill and remediate past contamination. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site

	is near a residential area and therefore would not be appropriate for some waste facilities.
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Site name and ref: Thornton Industrial Estate EMP/086/00003 New in-building handling and treatment of waste (22.07 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near a populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	The allocation will provide employment opportunities.

9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	There is a C2 flood zone to the south west of the site. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact

	Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site is near a residential area and therefore would not be appropriate for some waste facilities.
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Site name and ref: Waterston Industrial Estate EMP/146/00001 New in-building handling and treatment of waste (9.48 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.

9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact

	Assessment (which would include an ecological assessment) may be carried out. A project level Habitats Regulations Appraisal should be undertaken.
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Site name and ref: Pembroke Power Station site EMP/095/00001 New in-building handling and treatment of waste (195.1 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated near a populated area therefore the site would not be appropriate for some waste management facilities. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur, the road links are an issue.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.

9. Support a sustainable and diverse local economy	+	The allocation supports the SA Objective.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial site which is being re-developed. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would also need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact

	Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.
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Site name and ref: Kingswood, Pembroke Dock EMP/096/00005 New in-building handling and treatment of waste (8.39 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Pembroke Dock.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse	+	The allocation supports the SA Objective.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality – the site is near the waterway. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	The site is near the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) may be carried out. A project level

	Habitats Regulations Appraisal should be undertaken.
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Site name and ref: Waterloo, Pembroke Dock EMP/096/00006 New in-building handling and treatment of waste (19.67 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link in Pembroke Dock.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse	+	The allocation supports the SA Objective.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality – the site is adjacent to the waterway and within the C2 flood zone. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	The site is within the C2 flood zone therefore designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	It is unknown what the facility would be. Leachate, and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The site is near the Pembrokeshire Marine SAC. Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The Site is within the Milford Haven historic landscape and also within an industrial site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) may be carried out. A project level

	Habitats Regulations Appraisal should be undertaken.
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Site name and ref: Chevron Refinery, Rhoscrowther EMP/000/00002 New in-building handling and treatment of waste (215.3 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of a potential employment site creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. The site is situated away from a densely populated area. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Vehicles could be transporting waste to the facility therefore an increase in traffic would occur. There are issues with road links.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	+	The allocation will provide employment opportunities.
9. Support a sustainable and diverse	+	The allocation supports the SA Objective.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However any process based facilities will release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions will be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	+	The allocation may process waste arisings. Risk of pollution will need to be mitigated.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	?	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	0	Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding.
16. Use land efficiently and minimise contamination	0	Land take for waste facilities is less than that for landfill. The site is within an existing industrial site. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and quantity	?	Soil could be at risk from leachate, and potentially from acidification. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is adjacent to the Pembrokeshire Marine SAC. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	0	The allocation is within the Chevron Refinery site.
20. Encourage quality locally distinct design that complements the built heritage	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is unlikely to impact upon the built heritage and historic environment.
Overall assessment, potential changes and recommendation		It is unknown what facility would be built on the site. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An

	Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken.
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Site name and ref: Celtic Link Business Park, Scleddau – also an employment site EMP/034/00006 New in-building handling and treatment of waste (13.47 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	?	The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	+	There are good road links to the A40. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored.
5. Provide a range of high quality housing including affordable housing to meet local needs	0	The allocation and SA Objective are unrelated.
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development will provide employment opportunities.
9. Support a sustainable and diverse	++	The employment site will contribute towards a sustainable local economy.

local economy		
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation may process waste arisings. Risk of pollution will need to be mitigated. The allocated site is in the Cleddau Rivers catchment and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant. New development will require the use of resources. Policies will ensure the sustainability of all aspects of development. Policies which include water conservation, sustainable drainage and design will be incorporated in the LDP.
14. Maintain and protect the quality of inland and coastal water	+	Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits. Policies on design will ensure development includes water conservation measures and sustainable drainage systems. All proposals will need to ensure that there are no adverse impacts on water quality.
15. Reduce the impacts of flooding and sea level rises	+	The site is not within a flood zone, however, the LDP will ensure that designs incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water.
16. Use land efficiently and minimise contamination	0	Part of the site is currently developed for employment use. Design policies will ensure that the layout, land use and density of development be efficient.
17. Safeguard soil quality and quantity	0	The site is already partly developed. It is unknown what the facility would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	Policies will exist to ensure that the biodiversity resource is protected and enhanced. Planning obligations could also be used to mitigate effects. The site is near the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken, however further assessment would need to be undertaken at project level.
19. Protect and enhance the landscape and geological heritage	-	The site is in an elevated position, and could benefit from sympathetic screening to avoid landscape impacts. Policies will ensure that development will have regard to impacts on landscapes. The site is unlikely to adversely impact the National Park.
20. Encourage quality locally distinct design that complements the built	+	Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms

heritage		of use of materials.
21. Protect, enhance and value the built heritage and historic environment	0	The site is outside of any settlement.
Overall assessment, potential changes and recommendation		The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out. A project level Habitats Regulations Appraisal should be undertaken. The site will provide employment opportunities and support the local economy.

Site name and ref: Trecwn – ALSO A STRATEGIC EMPLOYMENT SITE S/EMP/136/00001 New in-building handling and treatment of waste (21.11 ha)		
SA Objective	Assessment	Summary
1. Develop and maintain a balanced population structure	0	The allocation and SA Objective are unrelated. Though the provision of employment sites creates job opportunities which could encourage younger people to stay in the County.
2. Promote and improve human health and wellbeing through a healthy lifestyle, access to healthcare and recreation opportunities and a clean and healthy environment	+?	The site is potentially contaminated – any development may require remediation would improve the quality of the local environment. The handling and treatment of waste has the potential to impact on human health and wellbeing. Though this depends on the proposed facility. Potential impacts include emissions, odour, dust, noise, litter, and vermin. A Health Impact Assessment may need to be carried out. Emissions are regulated therefore impacts may be insignificant. Dust, noise, litter and vermin can be mitigated via screening, bunding, control of operating hours.
3. Improve education opportunities to enhance the skills and knowledge base	0	The allocation and SA Objective are unrelated.
4. Minimise the need to travel and encourage sustainable modes of transport.	?	Proposals for new development at Trecwn may need to include any potential transport improvements which could mean improved access for local residents in the area as well as access to the waste site. Vehicles could be transporting waste to the facility therefore an increase in traffic could occur. Alternative methods of transport, such as rail should also be explored – there is a rail link near the site.
5. Provide a range of high quality housing including affordable housing	0	The allocation and SA Objective are unrelated.

to meet local needs		
6. Build safe, vibrant and cohesive communities which have improved access to key services and facilities	0+	The allocation and SA Objective are unrelated. There may be an opportunity for planning obligations which could contribute towards the community and environment.
7. Protect and enhance the role of the Welsh language and culture	0	The allocation and SA Objective are unrelated.
8. Provide a range of good quality employment opportunities accessible to all sections of the population	++	Development at Trecwn will provide employment opportunities.
9. Support a sustainable and diverse local economy	++	Development at Trecwn will contribute towards a sustainable and diverse local economy.
10. Prepare for and reduce the impact of Pembrokeshire's contribution to climate change	?	It is unknown what the facility would be. However process based facilities may release greenhouse gases. Policies on design will ensure development incorporates resource efficient and climate responsive design.
11. Maintain and improve air quality	?	The facility could produce emissions to air; these emissions would be regulated and controlled. There are no Air Quality Management Areas in Pembrokeshire.
12. Minimise the generation of waste and pollution	-	The allocation may process waste arisings. Risk of pollution will need to be mitigated. The allocated site is adjacent to the Cleddau River and therefore policies will need to ensure that development has no significant adverse impact on water quality.
13. Encourage the efficient production, use, re-use and recycling of resources	+	The site could contribute positively to this SA Objective by providing a waste management facility. There is the potential for depletion of resources during construction, operation and restoration of the site. Designs should incorporate end of life uses for the plant.
14. Maintain and protect the quality of inland and coastal water	+	The development site is adjacent to the Cleddau River, therefore measures would need to be taken to ensure that pollution is minimised. Waste management facilities could affect water quality. Process water may be required and leachate could be formed which could adversely affect water quality. Discharges will be assessed through regulatory permits.
15. Reduce the impacts of flooding and sea level rises	+	Part of the site is in the C2 flood zone. Designs will need to incorporate responses to the likely impact of climate change and the implications of storms and flooding and ensure that any drainage infrastructure does not place undue pressure on surface water. TAN 15 Development and Flood Risk addresses the issue of flooding and development.
16. Use land efficiently and minimise contamination	+	There is potential contamination on the site which would require further investigation. Re-development may require remediation which would bring positive environmental impacts. Land take for waste facilities is generally less than that for landfill. The site is within an existing industrial area. Mitigation would be in place for potential contamination.
17. Safeguard soil quality and	?	The development site was previously used for industrial purposes. It is unknown what the facility

quantity		would be. Leachate and potentially acidification are potential risks to soil. Mitigation would need to be put in place.
18. Protect, enhance and value biodiversity	?	The development site is on a tributary of the Cleddau Rivers SAC. A separate Habitats Regulations Appraisal has been undertaken. Further assessment would need to be undertaken at project level. Policies exist to ensure that the biodiversity resource is protected and enhanced. Developers may contribute to biodiversity through planning obligations.
19. Protect and enhance the landscape and geological heritage	0	There are no landscape designations. Policies on design will ensure no adverse affects on the landscape.
20. Encourage quality locally distinct design that complements the built heritage	+	The site was previously used for industrial and military use and comprises many derelict buildings. Therefore further development of the site could potentially improve the overall physical appearance of the area. Policies on design will include clauses to ensure development has regard to local distinctiveness and contributes positively to the local context and is appropriate to the local character, particularly in terms of use of materials.
21. Protect, enhance and value the built heritage and historic environment	+	Development of the site could improve the physical appearance of the area.
Overall assessment, potential changes and recommendation		Development of the site could provide for re-use of land which has good transport links and would provide employment opportunities. The proximity to the Cleddau Rivers SAC would need appropriate assessment and mitigation at a project level. The nature of the facility is unknown. The site could bring positive benefits and contribute towards reducing the amount of waste to landfill. The proposed use of the site could impact the environment - mitigation and regulation will be in place to ensure that impacts are minimal. An Environmental Impact Assessment (which would include an ecological assessment) should be carried out.