



Pembrokeshire County Council Local Development Plan: Sustainability Appraisal

Matters Arising Changes October 2012

Table of Contents

Sustainability Appraisal (incorporating SEA) Assessment of the Matters Arising Changes.....	3
Paragraph 5.2.....	4
SP 5 Visitor Economy	9
SP 8 Affordable Housing Target	15
GN.4 Resource Efficiency and Renewable and Low-carbon Energy Proposals.....	20
GN.5 Employment Allocations	27
GN.29 Local Needs Affordable Housing	31
GN 35A Green Wedges	39
Amend boundary of SP2.	43
Local road improvement scheme – Blackbridge Access Improvement and Waterston bypass	50

Sustainability Appraisal (incorporating SEA) Assessment of the Matters Arising Changes

Pembrokeshire County Council has prepared Matters Arising Changes to the Deposit LDP. These changes have been reviewed as part of the Sustainability Appraisal process (incorporating Strategic Environmental Assessment). This is to determine whether there are likely to be any significant sustainability effects arising from the changes to the plan. Each of the proposed changes has been screened to determine whether the change is significant and also whether the change would result in significant sustainability effects.

It was noted that most of the changes were minor in nature, for example relating to matters of clarification, text corrections, or addition of detail to the text of the plan policy or supporting justification text. It was, therefore, considered that the majority of the Matters Arising Changes were unlikely to have a significant effect beyond those already identified and assessed and that no further SA/SEA work would be required.

However, 10 changes were considered to be sufficiently different that they should be re-considered against the SA Objectives to determine the potential for significant effects. These are assessed below. •

- Paragraph 5.2 Change of housing delivery to 60% urban and 40% rural.
- SP 5 Change to Strategic Visitor Economy policy wording from requiring proposals to enhance the environment to requiring them to respect and protect.
- SP 8 Change of Affordable Housing target from 1,450 to 980 affordable housing dwellings.
- GN.4 Revisions to policy text – no longer requiring additional criteria for major developments.
- Narberth Employment Site at Redstone Road (SA supplied by applicant at Alternative Sites stage – reproduced here for information).
- GN.29 Local Needs Affordable Housing – new policy introducing additional flexibility to respond to viability issues.
- GN.35A – New policy on Green Wedges.
- SP 2 Map boundary changes
- PM 31 Blackbridge – alteration to Transport Route.

The proposed Matters Arising Changes were appraised using the key:

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

Assessments also take account, where appropriate, of the impact of any sustainability effects in relation to:

- Negative (adverse), neutral or positive (beneficial) effects
- Direct or indirect
- Short, medium or long term
- Isolated or cumulative
- Reversible or irreversible
- Whether mitigation measures are realistically possible
- Level of uncertainty

Paragraph 5.2

Amend paragraph 5.2 to read:

"The strategy focuses on enabling development in accordance with the objectives and sub-objectives established in Figure 2 Chapter 4: It includes a settlement strategy that aims to achieve a balanced distribution of new development between urban and rural Pembrokeshire. Within the rural area, growth is focused on those settlements with a good level of service provision. **It is anticipated that 60% of housing will be built in the urban areas and 40% in the rural areas**⁴² "

New footnote 42 to read:

⁴² **Appendix 3 provides further information.**"

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The distribution of growth across urban and rural areas will assist in maintaining a balanced population structure.	✓	✓
2. Promote & improve human health	There is no direct relationship between the strategy and the	0	✓

and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	objective, although the strategy of directing market housing to settlements with good levels of service provision in urban and rural areas should promote access to healthcare and recreation opportunities. The strategy and SA objective are compatible.		
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The strategy of directing market housing to settlements with good levels of service provision in urban and rural areas should sustainability principles.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The strategy aims to maximise provide the required amount of housing across the Plan area. There is the potential to deliver additional affordable housing within the rural areas under the policy framework.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	By ensuring that market housing is distributed to urban and rural areas with good levels of services and that affordable housing for local needs is prioritised within Local Villages the strategy should deliver the objective and is compatible with it.	✓	✓
7. Protect & enhance the	It is unclear what the potential relationship	?	✓

role of the Welsh Language & culture	between the strategy and the Welsh language is.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	House building provides employment opportunities and by directing growth to both urban and rural areas the strategy is compatible with the SA objective.	✓	✓
9. Support a sustainable & diverse local economy	By promoting growth in both urban and rural areas the strategy is compatible with the SA objective and may contribute towards delivering it. However the potential for additional affordable housing to be delivered in rural areas may in some cases increase travel by unsustainable means.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	By directing development to locations with services the strategy should contribute towards meeting this objective and is compatible with it. However the potential for additional affordable housing to be delivered in rural areas may in some cases increase travel by unsustainable means.	?	✓
11. Maintain & improve air quality	The relationship between the strategy and this SA objective is unclear, however they are consistent and general policies will ensure that developments maintain and improve air quality.	?	✓
12. Minimise the generation of waste &	The relationship between the strategy and this SA objective is unclear,	?	✓

pollution	however they are consistent and general policies will ensure that developments minimise the generation of waste & pollution.		
13. Encourage the efficient production, use, reuse & recycling of resources	The relationship between the strategy and this SA objective is unclear, however they are consistent and general policies will ensure that developments encourage the efficient reuse and recycling of resources.	?	✓
14. Maintain & protect the quality of inland & coastal water	The relationship between the strategy and this SA objective is unclear, however general policies will maintain and protect the quality of inland & coastal water.	?	✓
15. Reduce the impact of flooding & sea level rise	The relationship between the strategy and this SA objective is unclear. However national policy will ensure that housing is not located in areas at risk of flooding and sea level rise.	?	✓
16. Use land efficiently & minimise contamination	There is no relationship between the strategy and the objective, although they are compatible. Other policies in the plan (eg settlement boundaries and density will ensure land is used efficiently).	0	✓
17. Safeguard soil quantity and quality	There is no relationship between the strategy and the objective, although they are compatible. Other policies in the plan will safeguard soil quantity and quality.	0	✓
18. Protect,	There is no clear	0	✓

enhance & value biodiversity	relationship between the strategy and the objective. Other policies in the Plan will ensure that at a site level biodiversity is protected and enhanced.		
19. Protect & enhance the landscape & geological heritage	There is no clear relationship between the strategy and the objective. Other policies in the Plan will such as settlement boundaries will protect the landscape.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	The strategy is compatible with the SA objective. Other policies in the Plan will ensure that design complements the built heritage.	0	✓
21. Protect, enhance & value the built heritage & historic environment	The strategy is compatible with the SA objective. Other policies in the Plan will ensure that design complements the built heritage	0	✓
Summary The strategy is consistent with all of the SA objectives and will contribute to delivering many of them. The likely development of less affordable housing in rural areas than originally anticipated may result in less cohesive communities in some locations but may also mean less travel from unsustainable locations. Should there be an identified need for additional affordable housing in rural areas, the policy framework can support additional delivery. The overall strategy is likely to deliver benefits in terms of supporting communities and the economy across the Plan area. Other general policies including the use of settlement boundaries will provide protection to the landscape and ensure that biodiversity is protected.			

SP 5 Visitor Economy

Amend policy to read:

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

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible. The visitor economy makes up a substantial part of the overall economy of the County. The promotion of development relating to visitor economy may make significant contributions to the prosperity of the County and in doing so make provisions for the maintenance of a balanced population.	0	✓
2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	No direct relationship between the policy and this objective, although they are compatible. Visitor economy generated from attractions which incorporate recreation may contribute to well being.	0	✓
3. Improve education opportunities	The policy may indirectly meet the SA Objective and is compatible with it.	✓	✓

to enhance the skills & knowledge base			
4. Minimise the need to travel and encourage sustainable modes of transport	The requirement of the policy for new developments to be in 'sustainable locations' and in combination with GN 16 which require visitor attractions, unless otherwise agreed, to occupy a site within or adjoining a settlement directly meets the objective. Developments within settlements will help to minimise the need to travel by car as these are likely to be more accessible by other means of transport. Also they offer multi-purpose trips.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship between the policy and this objective, although they are compatible.	0	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may indirectly meet the SA Objective and be compatible with it. Tourism in Pembrokeshire is a major generator for the local economy. An element of the policy requires that the visitor economy will benefit the local community, this may in turn contribute to building safe, vibrant and cohesive communities.	✓	✓
7. Protect & enhance the	No direct relationship exists between the policy	?	✓

role of the Welsh Language & culture	and objective, although they are compatible. The policy requires visitor economy to benefit local communities, a benefit may be through support and protection for the Welsh language and culture.		
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy and objective are directly related. Visitor economy is an important source of employment in Pembrokeshire. This policy in combination with GN 16 and other general policies and in line with Pembrokeshire's tourism strategy may increase year round quality employment provision in sustainable locations.	✓	✓
9. Support a sustainable & diverse local economy	The policy and objective are directly related. A large part of Pembrokeshire's economy is generated from visitors. This policy in isolation and combination with other general policies will contribute to a sustainable and diverse local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
11. Maintain & improve air quality	There is no direct relationship between the policy and objective, although they are	0	✓

	compatible.		
12. Minimise the generation of waste & pollution	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
13. Encourage the efficient production, use, reuse & recycling of resources	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
15. Reduce the impact of flooding & sea level rise	There is no direct relationship between the policy and objective, although they are compatible. The policy in combination with other general policies requires that visitor economy developments are in sustainable locations, this could mean not developing attractions in flood risk areas.	0	✓
16. Use land efficiently & minimise contamination	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
17. Safeguard soil quantity and quality	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible. There may be an impact upon biodiversity where temporary structures are replaced with permanent	0	✓

	structures. In combination with GN.36 this policy should ensure that sites are located to minimise the impacts on biodiversity where possible.		
19. Protect & enhance the landscape & geological heritage	The requirement of this policy to “respect and protect the environment” and contribute to the diversity and quality of accommodation and attractions would prevent further impact occurring from developments linked to the visitor economy. Policies GN.18 – 29 provide more detail on how this will operate. The policy does not protect undeveloped areas of the County where landscape is of particular value, however this will be achieved by policy GN.1 criteria 3.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	There is no direct relationship between the policy and objective, although they are compatible. In combination with GN.2 this policy should not have an adverse impact upon the local character and context of Pembrokeshire.	0	✓
21. Protect, enhance & value the built heritage & historic environment	There is no direct relationship between the policy and objective, although they are compatible. In combination with GN.37 this policy should not have an adverse impact upon the historic environment.	0	✓

Summary

Tourism in Pembrokeshire is a major generator for the local economy and provides employment opportunities within the County. The nature of tourism is diverse, different but interdependent activities and operations overlap with other leisure and recreation provisions, it therefore may be difficult to determine direct effects which have resulting from the policy and/or details of the policy. Due to the seasonality of the industry it is difficult to accurately identify effects which may influence the relationship between the policy and SA Objectives. The policy does require all developments to be located sustainably and to respect and protect the environment and benefit local communities, it could therefore be concluded that the policy is sufficient to ensure social and environmental impacts will not be negative. The absence of detail within the policy makes it difficult to accurately assess the impact visitor economy may have. Greater detail provided in the general policies which establish what sustainably located means.

SP 8 Affordable Housing Target

Amend policy to read:

~~“Approximately 1,450~~ **At least 980** new affordable dwellings will be provided.

Linked key issues: Sustainable Communities

This strategic policy will contribute towards achieving Objective(s): D

The following General Policies provide more detailed guidance on this strategic policy:
GN.28, GN29 and GN30”

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	There is a direct relationship between this policy and the SA Objective. This is achieved through local needs affordable housing provision on allocated and windfall sites detailed under SP 7 and SP 12 and as part of major housing developments. The reduced target for affordable housing may result in less opportunities for a balanced population structure than the original Deposit figure,, but reflects what is realistically deliverable in the current market, given viability constraints.	✓	✓
2. Promote & improve human health and well being through a healthy lifestyle, access to	No direct relationship exists between this policy and the SA Objective. Although through the provision of local needs affordable housing on all housing allocation and windfall	✓	✓

healthcare & recreation opportunities & a clean & healthy environment	sites as part of major housing developments the needs of those in inappropriate housing may be met. A requirement of GN 2 for development, including the provision of well designed outdoor space with good linkages may, in part, contribute may, in part, contribute to improvements in human health and well being.		
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the policy and this objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	No relationship between the policy and this objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy in isolation and in combination with GN.2 will achieve the SA objective.	✓	✓
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	Unclear what the potential relationship between the policy and this objective might be. In combination with GN 29 the policy may contribute to building vibrant and cohesive communities through making affordable housing available to local	?	✓

	people and building housing developments for mixed tenure.		
7. Protect & enhance the role of the Welsh Language & culture	An indirect relationship between the policy and objective may exist. This policy in combination with GN 29 may provide homes for local people in need of affordable homes in primarily Welsh speaking communities.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy may indirectly meet the SA Objective and is compatible with it. Increased housing growth may indirectly provide employment opportunities in construction.	✓	✓
9. Support a sustainable & diverse local economy	An indirect relationship exists between the policy and SA Objective. Through promoting a diverse housing stock in terms of affordability it may support a diverse work force and local economy. The provision of local need affordable housing may contribute to the retention of people of working age supporting a sustainable local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
11. Maintain & improve air quality	No direct relationship between the policy and this objective, although they are compatible.	0	✓
12. Minimise the generation of	No direct relationship between the policy and	0	✓

waste & pollution	this objective, although they are compatible. New development will create waste. Policies in the Plan address waste and pollution.		
13. Encourage the efficient production, use, reuse & recycling of resources	No direct relationship between the policy and this objective. This policy in combination with SP 11, GN 2 and GN 40 may contribute to the recycling and reuse of resources, in particular local materials.	0	✓
14. Maintain & protect the quality of inland & coastal water	No direct relationship between the policy and this objective but it could be compatible.	0	✓
15. Reduce the impact of flooding & sea level rise	Housing would not be permitted in areas of flood risk which should maintain and protect waterways from this type of development.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship exists between this policy and the SA Objective.	0	0
17. Safeguard soil quantity and quality	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	No direct relationship between the policy and this objective. This policy in combination with GN 36 contributes to the protection of biodiversity in that where development would disturb or harm species and/or habitats the effects must be minimised or mitigated against.	0	✓
19. Protect & enhance the	No direct relationship between the policy and	0	✓

landscape & geological heritage	this objective. The policy in combination with GN 1 and GN 2 is compatible with the objective.		
20. Encourage quality locally distinct design that complements the built heritage	The policy in combination with GN 2 may indirectly meet the SA Objectives and is compatible.	✓	✓
21. Protect, enhance & value the built heritage & historic environment	The policy may indirectly meet the SA Objective and is compatible.	✓	✓
Summary Pembrokeshire's aging population has been identified as a trend which needs to be limited and where possible reversed. The provision of affordable housing as part of major housing developments and through land allocations should significantly contribute towards a balanced population and promote vibrant and cohesive communities through mixed tenure developments. The same impacts in terms of biodiversity, landscape and resource use apply to affordable housing developments as they would to non affordable housing developments, where potential impacts are considered likely this policy in combination with other detailed policies will be used to mitigate for protect where appropriate. There is currently a backlog of affordable housing need in Pembrokeshire, it is envisaged the amount of affordable housing developed under this policy will contribute to meeting the backlog, this may in the long term lead to improved health and well being. The Matters Arising Change reduces the target figure for affordable housing which may result in a less balanced population than the original target figure, this however reflects the number of units that it is considered can be reasonably delivered by the Plan in the current economic circumstances.			

GN.4 Resource Efficiency and Renewable and Low-carbon Energy Proposals

Amend policy to read:

“Development proposals should seek to minimise resource demand, improve resource efficiency and ~~utilise~~ **seek** power generated from renewable resources, **where appropriate.** **They will be expected to be well designed in terms of energy use.** ^{79 80}

~~For all major developments:~~

- ~~1. Developers must show that they have addressed sustainable resource issues, by reference to accredited assessment schemes, and in the case of commercial developments must undertake an energy use assessment and consider the feasibility of incorporating Combined Heat and Power (CHP) schemes;~~
- ~~2. Energy efficient measures must be incorporated to provide a proportion of their energy requirements from on-site renewable power generation, in line with UK commitments; and~~
- ~~3. Proposals will be required to demonstrate the effective re-use of waste heat and power through co-location with energy users and / or carbon capture where feasible.~~

Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.”

New footnotes 79 & 80 to read:

⁷⁹ **See Planning Policy Wales (PPW), section 4.11 and Technical Advice Note (Wales) 22 (TAN22) – Planning for Sustainable Buildings**

⁸⁰ **Proposed revisions to Part L of the Building Regulations have been subject to consultation. If agreed, the changes would result in many matters relating to achievement of zero carbon / low carbon / improved energy standards becoming a matter for consideration under the Building Regulations. To avoid duplication, a consequential partial phasing out of the sustainable buildings policy currently in TAN22 and associated revisions to PPW are under consideration by Welsh Government.**”

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible	0	✓

2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	There is a link between the policy and this objective. Utilising renewable sources and using resources efficiently could contribute towards reducing emissions from other processes of energy production and may minimise health impacts from pollution in the long term. The policy may also benefit human health and well being directly by improving access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	The policy relates to objective and is compatible. By careful siting of new development the need to travel may be reduced or links may be well integrated into existing public transport infrastructure.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	The policy directly relates to the SA Objective and is compatible. Future housing developments should be resource efficient and this in combination with GN.2 will encourage good design. This benefits the environment in the long term and the community by reducing long term costs and meeting local	✓	✓

	needs. By promoting resource efficiency this policy should result in housing which is less costly to run and maintain.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	No direct relationship exists between the policy and this objective however developments incorporating renewable technologies could provide long term security over energy concerns	0	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy will meet the SA Objective and be compatible with it. Incorporating renewable technologies into new developments presents a positive opportunity for a diversification in the work force to install and in the long run maintain the installations. New jobs may be provided and this may in turn promote the use of further renewable and low-carbon energy technologies.	✓	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the SA Objective and be compatible with it. By ensuring development is resource efficient this policy should ensure that development and the economy is able to deal with climate change and long term challenges to	✓	✓

	economic stability.		
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	The policy will directly meet the SA Objective and be compatible with it. By incorporating renewable proposals and resource efficiency the opportunity exists to meet energy needs without contributing to climate change and therefore reduce the long term negative and irreversible impacts.	✓	✓
11. Maintain & improve air quality	The policy will directly meet the SA Objective and be compatible with it.	✓	✓
12. Minimise the generation of waste & pollution	The policy will directly meet the SA Objective and be compatible with it. The promotion and increase in long term energy saving will reduce national emissions and help towards reducing pollution. The policy provides the potential for the reuse of waste such as waste heat and gas.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Direct relationship between the policy and this objective. During the construction phase of new developments efficient design and recycled material should be promoted and proposals should be designed in a manner that minimises resources during construction, operation and maintenance.	✓	✓
14. Maintain & protect the quality of inland &	The policy will directly affect the SA Objective. New developments may negatively affect water	✓	✓

coastal water	quality through contamination, increased surface runoff and disposal of waste water. There is potential to provide long term mitigation measures by encouraging efficient water use, installing renewable water use systems and encouraging sustainable drainage systems within the new developments (GN 2).		
15. Reduce the impact of flooding & sea level rise	The policy will directly meet the SA Objective and be compatible with it. In the long term resource efficiency and renewable and low-carbon energy proposals can contribute to reducing greenhouse gas emissions and in turn the effects of climate change. Sea level rise and flooding are an effect of climatic changes so any contribution to mitigating their impact is beneficial.	✓	✓
16. Use land efficiently & minimise contamination	There is a direct relationship between the policy and this objective. Sites for new development should be chosen carefully, ensuring there is no loss of agricultural land, that previously developed land is reused if possible and that land is developed efficiently and in a sustainable manner. Other policies in the Plan will provide mitigation from contamination to ensure no significant	✓	✓

	adverse effects.		
17. Safeguard soil quantity and quality	No direct relationship between the policy and this objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	The policy will directly meet the SA Objective and be compatible with it. The siting of renewable technology installations should be Planned to ensure biodiversity is not affected in the long term. Policies exist in the Plan to ensure the mitigation of any impacts on biodiversity.	✓	✓
19. Protect & enhance the landscape & geological heritage	There is a direct relationship between the policy and this objective. There are potentially long term negative impacts on the landscape from new developments (incorporating renewable technologies). Mitigation would be possible through careful Planning and siting and other policies protect the landscape from unsuitable development (GN 1).	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will ensure the built heritage is considered in development proposals (GN 2, GN 37).	0	✓
21. Protect, enhance & value the built heritage & historic	No direct relationship between the policy and this objective, although they are compatible. Policies in the Plan will	0	✓

environment	ensure the built heritage and historic environment is considered in development proposals (GN 2, GN 37).		
Summary This policy impacts on a range of the SA Objectives. From a social perspective, human health and well being may benefit as a result of a cleaner environment and improved air quality. The policy directly influences the resource efficiency of housing development. The economy should benefit from a diversification in employment roles and an increase in opportunities which will help support a sustainable a local economy. The environment will benefit from this policy in the long term by reducing the impact on resources and indirectly by reducing greenhouse gas emissions due to the use of renewable resources. This will reduce the impact and contribution to climate change and promote sustainable development. The Matters Arising Change proposed removes the requirement for major developments to provide a proportion of their energy requirements from on site renewable generation or to demonstrate effective re-use of waste heat and power, however the wording of the remaining policy in requiring development proposals to minimise resource demand and improve resource efficiency as well as seeking power generated from renewable resources where appropriate retains will require a developer to assess such options on all developments.			

GN.5 Employment Allocations

Amend policy to include:

Employment Site	Name	Area (ha)	Acceptable uses
EMP/088/LDP/01	Rushacre Enterprise Park extension	1.32	B1, B8

SA objective	Commentary/Explanation	Does this allocation contribute to meeting the SA Objective?	Is this allocation compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The allocation and SA objective are unrelated but are compatible. The provision of employment sites creates job opportunities which could encourage younger people to stay in the County.	0	✓
2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	The allocation is not directly related to the SA objective.	0	0
3. Improve education opportunities	Employment allocations can provide employment opportunities and may	✓	✓

	to enhance the skills & knowledge base	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 and has good transport links. The site is near a bus route and rail station and in walking distance of the centre.	✓	✓
5.	Provide a range of high quality housing including affordable housing to meet local needs	The allocation and SA Objective are unrelated.	0	0
6.	Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The allocation and SA Objective are unrelated, though this depends on the type of development.	0	0
7.	Protect & enhance the role of the Welsh Language & culture	The allocation and SA Objective are unrelated.	0	0
8.	Provide a range of good quality employment opportunities accessible to all sections of the population	The allocation would provide a range of employment opportunities with easy access for the local population.	✓	✓
9.	Support a sustainable & diverse local economy	The employment site will contribute to the local economy.	✓	✓
10.	Prepare for & reduce the	Policies on design will ensure that development	0	✓

impact of Pembrokeshire's contribution to climate change	incorporates resource efficient and climate responsive design.		
11. Maintain & improve air quality	The allocated site is unlikely to impact air quality.	0	0
12. Minimise the generation of waste & pollution	New development will increase waste products. Policies will need to ensure that development has no significant adverse impact on the water environment.	0	0
13. Encourage the efficient production, use, reuse & recycling of resources	LDP policies will ensure the sustainability of all aspects of development.	0	✓
14. Maintain & protect the quality of inland & coastal water	LDP policies will ensure that any risks from pollution are minimised.	0	✓
15. Reduce the impact of flooding & sea level rise	No implications are foreseen.	0	0
16. Use land efficiently & minimise contamination	The site is well-related to the existing built form of the settlement. LDP policies will minimise contamination.	?	✓
17. Safeguard soil quantity and quality	The site is currently improved grassland.	0	0
18. Protect, enhance & value biodiversity	Any proposal will include a boundary hedge and LDP policies will protect biodiversity.	0	✓
19. Protect & enhance the landscape & geological heritage	The site relates to the built form of the existing settlement. It is unlikely to impact on geological heritage.	0	✓
20. Encourage	Policies on design will	✓	✓

quality locally distinct design that complements the built heritage	ensure development has regard to its setting.		
21. Protect, enhance & value the built heritage & historic environment	The allocations is unlikely to adversely impact upon the built heritage or the historic environment.	0	0
Summary The site would allow further opportunities for a range of business developments in Narberth by extending an existing Enterprise Park.			

GN.29 Local Needs Affordable Housing

Amend policy and text to read:

~~GN.29 Local Needs Affordable Housing Provision~~

~~Local needs affordable housing will be a requirement:~~

- ~~1. at a rate of 25% in Towns, Service Centres and Service Villages;~~
- ~~2. at a rate of 50% in Large Local Villages; and~~
- ~~3. for all new dwellings in Small Local Villages.~~

~~6.116 The need for affordable housing is acute in Pembrokeshire, with the Local Housing Market Assessment indicating it is the least affordable county in Wales and a survey by Halifax Estate Agents suggesting an average income to house price ratio of 7.4:1 in 2008. This is further supported by evidence from housing waiting list data and Community Council surveys. The Welsh Government has made the delivery of affordable housing a priority for the planning system, and a community's need for affordable housing is a material planning consideration.~~

~~6.117 The expected percentage of affordable homes on each qualifying site is derived from extensive and comprehensive testing of housing viability, undertaken in 2010. The viability tests, conducted using the 3 Dragons Development Appraisal Toolkit, have regard to unique site characteristics and allow for changes to the state of the economy and the economics of development. Where on-site provision is impractical, for small scale developments (less than 5 in a Town, Service Centre or Service Village, less than 2 in a Large Local Village) or for developments where otherwise the percentage would be reduced by 'rounding down' the Council will seek a commuted sum contribution to support off-site affordable housing provision. Where a developer can demonstrate that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes, which contributes to meeting the need for affordable homes in Pembrokeshire. In local villages the objective of residential development is to meet the need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.~~

~~6.118 The Authority will not accept piecemeal development of large sites, whether allocated or otherwise, as a means of avoiding the requirement for affordable housing. It is anticipated that approximately 1450 new affordable homes will be provided over the Plan period.~~

~~6.119 The affordable housing provided under this policy must be available in perpetuity for local people in need of affordable housing within the community and permission will be subject to conditions or a planning obligation to ensure that this will be the case. Definitions of "local" and "in need" can be found in the Affordable Housing SPG. Evidence of need for affordable housing will be determined using the Common Housing Register and Community Council surveys. Further information on the form of affordable housing (either affordable rented or low cost home ownership) and mechanisms linked to delivery are also provided in~~

the SPG on Affordable Housing.

“GN.29 Local Needs Affordable Housing

Local needs affordable housing will be sought on all housing developments. Indicative targets for provision on allocated sites are set out in Policy GN.28, and on unallocated sites the provision shall be as follows:

1 - In Towns, Service Centres and Service Villages 10% of dwellings proposed will be affordable.

2 - In Large Local Villages 50% of the dwellings proposed will be affordable.

3 - In Small Local Villages all new dwellings must be affordable.

Where it is demonstrated that the provision of an affordable dwelling on site is not possible¹¹¹ a commuted sum contribution for affordable housing will be sought. The commuted sum shall be related to the contribution rates set out above and charged on the basis of floorspace (per sq. metre).

The authority may seek a higher percentage contribution on any site where local circumstances and/or recent developments in the area suggest it would be financially viable. Where a sustained positive change in the financial viability of development can be demonstrated through monitoring¹¹² the local authority will seek a higher percentage contribution towards affordable housing. In Towns, Services Centres and Service Villages a provision of affordable housing below the target figure may be appropriate where this is supported by economic viability evidence.

6.116 The need for affordable housing is acute in Pembrokeshire, evidenced by housing waiting list data, Local Housing Market Assessments and Community Council surveys. The Welsh Government has made the delivery of affordable housing a priority for the planning system¹¹³, and a community's need for affordable housing is a material planning consideration. It is anticipated that at least 980 new affordable homes will be provided over the Plan period.

6.117 The authority will seek a material or financial contribution to affordable housing from all new open market housing developments in order to maximise the delivery of affordable housing in an effort to meet the existing and newly-arising need. Where the site is large enough the developer will be expected to provide affordable housing on-site, in accordance with percentage targets stated in GN.28 (for housing allocations) or GN.29 (for windfall sites). These targets are derived from housing viability tests and form an indicative target. The viability tests, conducted using the 3 Dragons Development Appraisal Toolkit, have regard to unique site characteristics and allow for changes to the state of the economy and the economics of

development. Where a developer can demonstrate that the expected percentage is not deliverable, they may negotiate with the LPA to ensure delivery of a reasonable number of affordable homes, which contribute to meeting the need for affordable homes in Pembrokeshire. In Local Villages the objective of residential development is to meet the need for more affordable homes in rural areas and therefore concerns over the viability of development do not justify any relaxation of the policy.

6.118 If on site provision is impractical, for example on small scale developments or where through 'rounding' a large site is left with a fraction of an affordable dwelling to provide, the Council will seek a commuted sum contribution to support off site affordable housing provision.

6.119 All affordable housing must be available in perpetuity for people in need of affordable housing and any planning permission will be subject to conditions or a planning obligation to ensure that this will be the case. The Authority will not accept piecemeal development of large sites, whether allocated or otherwise, as a means of avoiding the requirement for affordable housing. Affordable Housing SPG contains important details of tenure and type of affordable housing sought by the authority. It also establishes how the contribution percentage rate may be adjusted and how a commuted sum will be applied."

New Footnotes 111, 112 & 113 to read:

¹¹¹ Such as on small sites where an entire affordable dwelling cannot be provided

¹¹² Indicators and timeframes for implementing changes to the target will be contained in Affordable Housing Supplementary Planning Guidance

¹¹³ Planning Policy Wales (Edition 4, February 2011), Technical Advice Note 2 (2006), Technical Advice Note 6, Section 4.2 (July 2010)"

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	The evidence base from which this policy is compiled indicates that there is an acute need for Affordable Housing in Pembrokeshire. The proposed net gain of affordable houses in	✓	✓

	developments and through commuted sums combined with the 50% and 100% requirement for affordable housing in Local Villages increases the likelihood that this policy will meet this objective.		
2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Meeting the needs of those in inappropriate housing and compliance with guidance for provision for accessible open space within residential developments will ensure this objective is met.	0	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship exists between this policy and objective.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	Affordable housing will be in Towns, Service Centres and Service Villages, Large Local Villages and Small Local Villages which may have access to sustainable travel modes and access to certain facilities.	✓	✓
5. Provide a range of high quality housing including affordable housing to meet local needs	This policy directly meets the objective.	✓	✓
6. Build safe,	The provision of a mix of	0	✓

vibrant & cohesive communities which have improved access to key services and facilities	affordable housing within future residential developments will contribute to building communities with a mixture of social and economic backgrounds.		
7. Protect & enhance the role of the Welsh Language & culture	The provision of affordable housing may provide affordable housing for the local population and as such limit the outflow of the younger populations, this in turn may contribute to protection of the Welsh Language and culture. The policy may contribute to the objective in the long term and they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
9. Support a sustainable & diverse local economy	There is no direct relationship between the policy and objective, although they are compatible. Housing development provides jobs and housing for the labour force that contribute to a diverse and sustainable local economy.	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	WG will require new housing from 2011 to meet increasing sustainability standards. New housing should be adapted for climate change and incorporate sustainable drainage	✓	✓

	systems which should reduce the level of surface water runoff and flooding.		
11. Maintain & improve air quality	There is no direct relationship between the policy and objective, although they are compatible. Locating development in settlements with access to services and existing sustainable modes of transport could reduce the need to travel or provide options to travel by non polluting methods of transport, as such reducing the potential for air pollution.	0	✓
12. Minimise the generation of waste & pollution	Direct relationship between the policy and this objective. All development will need to ensure that sustainable waste management solutions are used and that any potential significant adverse effects are mitigated. WG require proportions of waste to be recycled. New development will create waste.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	Policies in the Plan will ensure that this SA Objective is supported (GN 1, GN2, GN 4, GN 24).	✓	✓
14. Maintain & protect the quality of inland & coastal water	There is no direct relationship between the policy and objective, although they are compatible. The incorporation of sustainable drainage systems should into new residential developments	0	✓

	should contribute towards protection of inland and coastal water through reduction in run off.		
15. Reduce the impact of flooding & sea level rise	National guidance prevents housing development in areas of flood risk.	✓	✓
16. Use land efficiently & minimise contamination	No direct relationship with the policy and the SA Objective. Proposals will need to be designed efficiently (GN1, GN 2) therefore contributing positively towards this SA Objective. Potential contamination from development will be assessed and mitigated.	✓	✓
17. Safeguard soil quantity and quality	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
18. Protect, enhance & value biodiversity	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
19. Protect & enhance the landscape & geological heritage	There is no direct relationship between the policy and objective, although they are compatible.	0	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy in combination with specific design and conservation policies will meet this objective.	0	✓
21. Protect, enhance & value the built heritage & historic environment	This policy in combination with specific design and conservation policies will meet this objective.	✓	✓

Summary

The policy contributes positively to the social SA Objectives by providing local needs affordable housing for people in Towns, Service Centres, and Service Villages, Large Local Villages and Small Local Villages. This would be subject to conditions or a planning obligation. Development which proceeds as a result of this policy would be assessed against other policies in the Plan this will ensure that environmental SA Objectives are met. The Matters Arising Changes ensure that viability issues are properly addressed by the policy.

New policy to read:

GN 35A Green Wedges

In order to prevent the coalescence of settlements Green Wedges have been identified at the following locations:

- Haverfordwest / Merlins Bridge (east)
- Haverfordwest / Merlins Bridge (west)
- Haverfordwest / Portfield Gate
- Neyland / Llanstadwell
- Fishguard / Goodwick
- Fishguard / Lower Town
- Tenby / Penally

These areas have particular importance in maintaining the distinct identities of separate communities. Within the Green Wedges there will be a general presumption against inappropriate development.

6.47a Green Wedges play an important role in maintaining Pembrokeshire's landscape setting and preserving openness. Land on the edge of the Hub Towns and tourism centres is vulnerable to the pressure of development, this in turn can result in the urbanisation of rural areas, coalescence of settlements and loss of important green space. This policy aims to identify and protect such vulnerable areas from inappropriate development, as defined in national policy¹¹⁹, with development proposals determined in accordance with PPW paragraphs 4.7.14-4.7.18.

6.47b Specific details of each of the designations are contained in LDP Background paper

'Green Wedges' September 2010. The spatial extent of the Green Wedge allocations is shown on the LDP Proposals Map."

New Footnote 119 to read:

"¹¹⁹ Planning Policy Wales (Edition 4, February 2011), section 4.7.

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct link exists between this policy and SA Objective.	0	0
2. Promote & improve human health and well being through a healthy lifestyle,	This policy directly meets the objective. Green Wedges provide access to the environment, improving well being which directly contributes to this objective. This	✓	✓

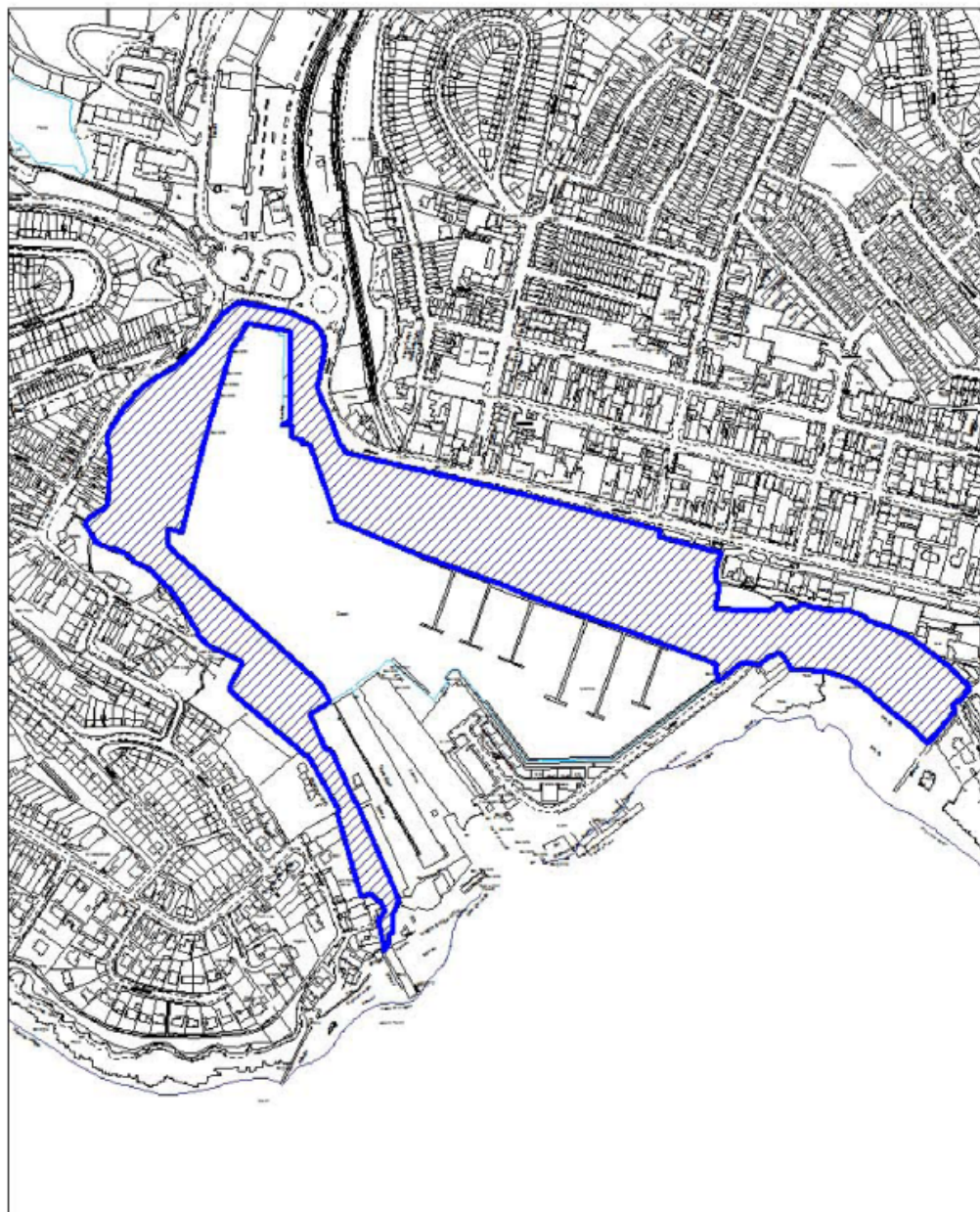
access to healthcare & recreation opportunities & a clean & healthy environment	policy prevents the loss of important green space.		
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship with the SA Objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	No direct relationship with the SA Objective.	0	0
5. Provide a range of high quality housing including affordable housing to meet local needs	No direct relationship with the SA Objective.	0	0
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	This policy directly meets the objective as it prevents the urbanisation of rural areas, coalescence of settlements and loss of important green space.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	The policy is not directly related to the SA Objective.	0	0
8. Provide a range of good quality employment	The policy is not directly related to the SA Objective.	0	0

opportunities accessible to all sections of the population			
9. Support a sustainable & diverse local economy	There is an indirect link between this policy and SA Objective	0	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to climate change	No direct link between this policy and SA Objective. The protection of Green Wedges may provide carbon sinks	0	✓
11. Maintain & improve air quality	This policy meets the SA Objective. Provision of Green areas will provide, in part, carbon sinks and as such improve air quality. No detrimental impact upon air quality should result from this policy.	✓	✓
12. Minimise the generation of waste & pollution	This policy indirectly meets the SA Objective.	✓	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The policy is not directly related to the SA Objective.	0	0
14. Maintain & protect the quality of inland & coastal water	This policy indirectly meets the SA Objective. The provision Green Wedges contributes towards breaking up hard surfacing and as such reduces the impacts of surface water runoff and pressures on drainage facilities.	✓	✓
15. Reduce the impact of flooding &	This policy indirectly meets the SA Objective.	✓	✓

sea level rise			
16. Use land efficiently & minimise contamination	No relation exists between this policy and SA Objective, although they are compatible.	0	✓
17. Safeguard soil quantity and quality	This policy meets the SA Objective. Provision of Green Wedges will mean that soil quantity and quality will be protected in these areas.	✓	✓
18. Protect, enhance & value biodiversity	This policy meets the SA Objective	✓	✓
19. Protect & enhance the landscape & geological heritage	This policy meets the SA Objective. This policy aims to identify and protect such vulnerable areas from inappropriate development	✓	✓
20. Encourage quality locally distinct design that complements the built heritage	This policy indirectly meets the SA Objective. This policy aims to identify and protect such vulnerable areas from inappropriate development	✓	✓
21. Protect, enhance & value the built heritage & historic environment	This policy indirectly meets the SA Objective.	✓	✓
Summary This policy contributes to building safe and vibrant communities by maintaining Pembrokeshire's landscape setting and preserving openness by preventing the urbanisation of rural areas, coalescence of settlements and loss of important green space. In doing so it meets social SA Objectives connected to cohesive communities, improving public health and well being with positive indirect linkages, including those related to air and water quality. This policy in combination with other plan policies is compatible with SA Objectives linked to protecting the environment, with positive linkages including those related to protecting and enhancing the landscape and valuing biodiversity.			

Amend boundary of SP2.

Map 4a: MAC120: Amended SP2 boundary in Milford Haven



Policy SP 2

Proposed extension to spatial area

Scale 1:5000

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Yn eiddiad yr Ordnance Survey chemistat Rheolwr Llyfrfa El Mawrhydd G. Heston y Goron.
Y mae sgôrhyrchu heb awdurdod yn tom Heston y Goron a gall enwau ar enwau neu awdurdod syl.
Cyfrif 01 Penrhyn, Rhif Trefnydd 100023344 (2010)

Compiled by on 19 September 2012

Pembrokeshire County Council
Cyngor Sir Penfro



Map Produced by
Development Department
County Hall, Haverfordwest
Pembrokeshire, SA61 1TP
Tel 01437 764551

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	No direct relationship between the policy and this objective, although they are compatible.	0	✓
2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Development may improve areas indicated on the spatial maps through regeneration and providing access to a clean and healthy environment.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No direct relationship between the policy and this objective, although they are compatible.	0	✓
4. Minimise the need to travel and encourage sustainable modes of transport	The policy may meet the SA Objective and be compatible with it. These locations for employment development are close to housing / potential workforce with significant potential for reducing the need to travel and providing sustainable modes of public transport / infrastructure.	✓	✓
5. Provide a range of high quality housing	The policy is compatible with the SA Objective.	✓	✓

including affordable housing to meet local needs			
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The policy may contribute towards meeting the SA Objective and be compatible with it.	✓	✓
7. Protect & enhance the role of the Welsh Language & culture	No direct relationship between the policy and this objective, although they are compatible.	✓	✓
8. Provide a range of good quality employment opportunities accessible to all sections of the population	The policy will meet the SA Objective and be compatible with it. Expansion and development of port areas should increase employment prospects which in turn will improve quality of life.	✓	✓
9. Support a sustainable & diverse local economy	The policy will directly meet the SA Objective and be compatible with it. Any port development should increase employment opportunities in the long term in various professions, supporting a diverse population and potentially a younger population. A development within a port may also help benefit the wider area as well through regeneration.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire	The policy may contribute towards meeting the SA Objective and be	✓	✓

e's contribution to climate change	compatible with it. There is potential for the development of renewable energy schemes and support for renewable energy schemes, if permitted, within the port areas which would contribute to reducing the impact of climate change. Port related development should consider low carbon technology and development practices that reduce emissions of greenhouse gases, utilise renewable energy technologies and follow sustainable design which in the long term contribute to reducing the effects of climate change.		
11. Maintain & improve air quality	The policy may meet the SA Objective. If development can help to reduce greenhouse gas emissions through low carbon development, air quality should benefit in the long term.	✓	✓
12. Minimise the generation of waste & pollution	The policy will meet the SA Objective. If construction is undertaken using low carbon development this should reduce pollution and may minimise waste. If renewable technologies and energy efficiency is promoted the development, in the long term, should also contribute to reducing pollution and waste.	✓	✓
13. Encourage the efficient production,	The policy will meet the SA Objective. During construction the	✓	✓

use, reuse & recycling of resources	development could use recycled resources and should incorporate sustainable design and energy efficiency (water and energy).		
14. Maintain & protect the quality of inland & coastal water	There is a direct relationship between the policy and this objective. Any development within the land/sea interface will have short term negative consequences on the quality of coastal waters. Development should ensure the impacts are minimised. Port development could lead to an increase in marine traffic which could impact water pollution and water quality.	✓	0
15. Reduce the impact of flooding & sea level rise	The policy may indirectly meet the SA Objective. If development encourages sustainable development and renewable technologies it may contribute to reducing the impacts of climate change in the long run. In the short term development could consider incorporating coastal defences and/or enhanced flood protection to help reduce impacts in the local areas.	✓	✓
16. Use land efficiently & minimise contamination	The policy may meet the SA Objective and be compatible with it. Development could be undertaken on brownfield sites or derelict land/buildings within the port areas	✓	✓

	rather than expanding into adjacent sites.		
17. Safeguard soil quantity and quality	The policy and objective are not related.	0	0
18. Protect, enhance & value biodiversity	There is a relationship between the policy and this objective. Development could impact marine habitats in the short term during construction. Also if port development leads to an increase in marine traffic this could impact water quality. Mitigation would be necessary. The spatial area indicates where the policy would apply. Any development of this nature would require project level HRA.	0	0
19. Protect & enhance the landscape & geological heritage	There is a relationship between the policy and this objective. Development may impact the landscape unless carefully designed. GN 22 supports this by specifying that development would be permitted if it does not have a significant detrimental impact on the landscape character of the coast. The spatial maps indicate where the policy will apply. Applications will be assessed on a case by case basis.	0	0
20. Encourage quality locally distinct design that complements the built	No direct relationship between the policy and this objective, although they are compatible. Policies in the LDP would ensure that	✓	✓

heritage	designs should complement the built heritage.		
21. Protect, enhance & value the built heritage & historic environment	The policy and objective are related. Any development should enhance the historic environment and be in keeping with its environment.	0	✓
Summary This policy presents various opportunities to help achieve some of the SA Objectives but it will depend on what development is decided upon and permitted within the spatial areas defined on the maps in the ports of Milford Haven and Fishguard. Development could contribute towards building new cohesive communities, support a diversification in the economy and improve human health and well being by improving the environment. New developments could follow sustainable principles and include renewable technologies to ensure good design. Port developments could help to reduce the impacts of climate change by being resource efficient and supporting energy conservation and renewable energy. Any new developments will also help support the local economy by providing job opportunities and potentially diversifying the economy. A potential negative impact of port development is the potential impact on water quality and the marine environment. During construction there could be disruption to marine habitats and an increase in marine activities and traffic could reduce water quality and increase pollution. Policies in the LDP will ensure any negative impacts are mitigated and minimised. Developments will require HRA at a project level.			

Local road improvement scheme – Blackbridge Access Improvement and Waterston bypass

The original allocation was assessed under the Regional Transport Plan SEA (see SA Report Post Deposit Changes Appendices). The route has been revised using the Welsh Transport Planning and Appraisal Guidance (WELTAG) which incorporates SA/SEA. A revised summary SA has been produced below, which summarises the information from the two documents.

SA objective	Commentary/Explanation	Does this policy contribute to meeting the SA Objective?	Is this policy compatible with the SA Objective?
1. Develop & maintain a balanced population structure	Does not contribute directly but is compatible.	0	✓
2. Promote & improve human health and well being through a healthy lifestyle, access to healthcare & recreation opportunities & a clean & healthy environment	Could have a direct impact as the WELTAG Environment Report identifies that all proposed routes considered had slight beneficial effects on noise, local air quality and these may improve human health and well being. No affect on access to healthcare or recreation opportunities.	✓	✓
3. Improve education opportunities to enhance the skills & knowledge base	No relationship between the route and SA objective.	0	0
4. Minimise the need to travel and encourage sustainable modes of transport	It is unclear what the relationship between the proposed scheme and the SA objective is.	0	0
5. Provide a	No relationship between	0	0

range of high quality housing including affordable housing to meet local needs	the route and the SA objective.		
6. Build safe, vibrant & cohesive communities which have improved access to key services and facilities	The potential relationship between the scheme and the SA objective is unclear.	?	?
7. Protect & enhance the role of the Welsh Language & culture	No relationship between the route and the SA objective.	0	0
8. Provide a range of good quality employment opportunities accessible to all sections of the population	Road construction could indirectly create employment opportunities. The SA objective and the scheme are compatible.	0	✓
9. Support a sustainable & diverse local economy	Road construction would indirectly assist the local economy. The WelTAG Stage 2 environment report for this scheme notes that the improvements will reduce traffic on the road network. Reduction of traffic and delays may indirectly benefit the local economy.	✓	✓
10. Prepare for & reduce the impact of Pembrokeshire's contribution to	The relationship between the road scheme and SA objective is unclear. The proposed road is expected to improve local air quality and	?	?

climate change	reduce traffic and emissions. However road construction could contribute to climate change.		
11. Maintain & improve air quality	The WelTAG Stage 2 environment report for this scheme states that the proposed road is expected to improve local air quality due to reduction in vehicles travelling on the entire network.	✓	✓
12. Minimise the generation of waste & pollution	The WelTAG assessment has been used to determine the most appropriate route which minimises pollution. Traffic and emissions are both estimated to reduce. However the construction of the road may create waste and pollution.	?	✓
13. Encourage the efficient production, use, reuse & recycling of resources	The WelTAG assessment has been used to ensure that the route identified is the most appropriate.	✓	✓
14. Maintain & protect the quality of inland & coastal water	The WelTAG Environment Report notes that providing good practice measures are implemented construction effects associated with spillage risk and silt-laden runoff can be reduced to neutral for all surface water receptors.	0	✓
15. Reduce the impact of flooding & sea level rise	The WelTAG Environment Report notes that appropriate mitigation measures will be required during construction and	?	?

	operation of the proposed road to ensure that packages do not have an adverse effect on flood risk within the study area.		
16. Use land efficiently & minimise contamination	The WelTAG system has been used to identify the most appropriate route. Mitigation measures are recommended for construction to minimise any risk of contamination.	✓	✓
17. Safeguard soil quantity and quality	Uptake of agricultural land is to be minimised. The WelTAG Stage 2 Environment Report suggests that the residual effect on ground conditions and contamination from the long term and operation phase is considered to be a moderate adverse to minor beneficial effect.	?	?
18. Protect, enhance & value biodiversity	An Extended Phase 1 Habitat Survey was undertaken as part of the WelTAG process. Mitigation measures will be provided as part of the scheme delivery. Enhancements to habitats as well as compensation may be provided.	?	✓
19. Protect & enhance the landscape & geological heritage	The proposed route has been identified using the WelTAG process which considers landscape and visual impacts. A road scheme will inevitably cause landscape and visual impacts however such impacts can be mitigated during delivery and the scheme and SA objective can be	?	✓

	compatible.		
20. Encourage quality locally distinct design that complements the built heritage	No relationship between the scheme and the SA objective.	0	0
21. Protect, enhance & value the built heritage & historic environment	No relationship between the scheme and the SA objective	0	0
Summary The WelTAG assessment undertaken to consider different route options states that the proposed road is expected to improve local air quality and reduce traffic and emissions on the entire network. The SA of this scheme suggests that whilst there are potential conflicts between some of the the SA objectives and the proposed scheme, that the use of the WelTAG system, combined with potential mitigation measures will generally address these conflicts.			